

1 Michael Gerard Fletcher (State Bar No. 070849)
mletcher@frandzel.com
2 Gerrick M. Warrington (State Bar No. 294890)
gwarrington@frandzel.com
3 FRANDZEL ROBINS BLOOM & CSATO, L.C.
1000 Wilshire Boulevard, Nineteenth Floor
4 Los Angeles, California 90017-2427
Telephone: (323) 852-1000
5 Facsimile: (323) 651-2577

6 Attorneys for Secured Creditor
ARCHWAY BROADWAY LOAN SPE, LLC

7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re
12 SEATON INVESTMENTS, LLC, *et al.*,
13 Debtors and Debtors-in-
14 Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:

2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and
2:24-bk-12076-VZ

15 Affects:

Chapter 11

- 16 ☐ All Debtors
17 ☐ Seaton Investments, LLC
☐ Colyton Investments, LLC
18 ☒ Broadway Avenue Investments, LLC
☐ SLA Investments, LLC
☐ Negev Investments, LLC
19 ☐ Alan Gomperts
☐ Daniel Halevy
20 ☐ Susan Halevy

**DECLARATION OF KIMBERLINA
WHETTAM IN SUPPORT OF
ARCHWAY BROADWAY LOAN SPE,
LLC'S OMNIBUS OBJECTIONS TO:**

**MOTION OF DEBTOR AND DEBTOR IN
POSSESSION BROADWAY AVENUE
INVESTMENTS, LLC FOR ORDER
AUTHORIZING DEBTOR TO ENTER
INTO POST-PETITION LEASE; AND**

**MOTION OF DEBTOR AND DEBTOR IN
POSSESSION BROADWAY AVENUE
INVESTMENTS, LLC FOR ORDER
AUTHORIZING DEBTOR TO OBTAIN
POST-PETITION FINANCING
PURSUANT TO 11 U.S.C. § 364**

Date: February 25, 2025
Time: 11:00 a.m.
Crtrm.: 1368
255 E. Temple Street
Los Angeles, CA 90012

Hon. Vincent P. Zurzolo

FRANZEL ROBINS BLOOM & CSATO, L.C.
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR
LOS ANGELES, CALIFORNIA 90017-2427
(323) 852-1000

1 I, Kimberlina Whettam, declare:

2 1. I am a principal of Kimberlina Whettam & Associates, a full-service permit
3 expediting and development consultation firm.

4 2. I specialize in real estate development, due diligence research, project analysis,
5 management of the entitlement, public hearing, development permit, and expediting process. I
6 have worked in this industry for decades. Notable projects include, Dodgers Stadium, LAX
7 Central Utility Plant, Columbia Square, 4th and Traction, Qantas Hanger, Occidental College,
8 Academy Square, and a number of single-family residences around Los Angeles. A true and
9 correct copy of my biography is attached hereto as **Exhibit 1**.

10 3. If called as a witness, I could and would competently testify to all facts within my
11 personal knowledge, except where stated upon information and belief.

12 4. This declaration is submitted in support of Archway Broadway Loan SPE, LLC's
13 Omnibus Objections to Motion of Debtor and Debtor in Possession Broadway Avenue
14 Investments, LLC for Order Authorizing Debtor to Obtain Post-Petition Financing Pursuant to 11
15 U.S.C. § 364 ("DIP Motion") (Dkt. 418) and Motion of Debtor and Debtor in Possession
16 Broadway Avenue Investments, LLC for Order Authorizing Debtor to Enter into Post-Petition
17 Lease ("Lease Motion") (Dkt. 421) filed in the lead case of those jointly-administered debtors,
18 Seaton Investments, LLC ("Seaton"), Colyton Investments, LLC ("Colyton"), Broadway Avenue
19 Investments, LLC ("Broadway"), SLA Investments, LLC ("SLA"), and Negev Investments, LLC
20 ("Negev" and collectively with Seaton, Colyton, Broadway and SLA, the "Corporate Debtors")
21 and Alan Gomperts ("Mr. Gomperts"), Daniel Halevy ("Mr. Halevy"), and Susan Halevy
22 ("Ms. Halevy" and collectively with Mr. Gomperts and Mr. Halevy, the "Individual Debtors" and
23 collectively with the Corporate Debtors, the "Debtors") concerning that certain real property
24 located at 737 South Broadway, in Los Angeles, California ("Broadway Property").

25 5. In preparing this Declaration, I reviewed the Motions, as well as the materials cited
26 herein and attached hereto, including:

27 a. The City of Los Angeles' Zone Information and Map Access System
28 ("Zimas"), the City of Los Angeles's web-based mapping tool;

FRANZEL ROBINS BLOOM & CSATO, L.C.
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR
LOS ANGELES, CALIFORNIA 90017-2427
(323) 852-1000

- 1 b. The applications for building permits and certificates of occupancy on file
2 for the Broadway Property at the Los Angeles Department of Building and
3 Safety, and the records for the Broadway Property available through the
4 website for the Los Angeles Department of Building and Safety
5 (“LADBS”); and
6 c. The plan check to certificate of occupancy process, including current
7 policies as they relate to process for the proposed Lessee.
8 6. In reviewing these materials, it is my opinion that it will take at least 1–2 years, at
9 best, for Broadway to obtain a Certificate of Occupancy (“CofO”), inclusive of hiring a design
10 team to prepare the necessary drawings for the plan check to permit process, based on the
11 proposed change in use from office/retail to behavioral health treatment. The existing use for the
12 Broadway Property is an eight-story mixed use property with retail and office use. Attached as
13 **Exhibit 2** is a true and correct copies of the permits for Broadway.
14 7. The permits show that this property has been used as retail/office, but not as a
15 behavioral health facility. For example, the Application for Building Permit and Certificate of
16 Occupancy dated March 1, 2023 (“March 2023 Permit”) shows that the upper floors are office.
17 And the 2014 GAP retail ground floor tenant improvement permit (“GAP 2014 Permit”) shows
18 that the ground floors are retail. The seismic retrofitting permit from 2018 shows the existing use
19 as office/retail as well.
20 8. However, the proposed use stated in the Motion and Lease is as a Behavioral
21 Health Treatment Facility (designated as Community Care Facility-Social Services in the code).
22 This proposed use is a different use than the current office and retail uses of the Broadway
23 Property as per the permits attached as Exhibit 2, including specifically, the March 2023 Permit
24 and GAP 2014 Permit.
25 9. To convert the existing use to the proposed use requires a different permit than the
26 existing one as well as City approval of that new permit. Based on my review of public records,
27 the City permitting and approval process for such a change in use project has not yet begun. *See*
28 **Exhibit 3** (building permit record history, with highlighting).

FRANZEL ROBINS BLOOM & CSATO, L.C.
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR
LOS ANGELES, CALIFORNIA 90017-2427
(323) 852-1000

10. In addition, the process to convert the existing retail/office space to a Community Care Facility-Social Service use, providing behavioral health treatment, requires a formal Plan Check submittal to the City, inclusive of outside agency reviews and clearances, as well as approval by City Planning to ensure compliance with the Broadway Community Design Overlay (CDO) and Community Plan Implementation Overlay (CPIO).

11. There are no such records that could be found of any previous change of use from the existing Office or Retail at the subject site. *See Exhibit 2, supra*, as well as a ZIMAS report, a true and correct copy of which is attached as **Exhibit 4**.

12. Thus, the proposed change in use and associated tenant improvements would need to be approved through the City. That City process, which appears not to have started, generally takes anywhere from 1–2 years to complete from start to finish, inclusive of hiring a design team to prepare the necessary drawings for the plan check to permit process.

13. A complete architectural and structural set of plans would also be required prior to submittal to the City. There is no evidence of any submittals to the City to change the use from retail or office to Community Care Facility-Social Service.

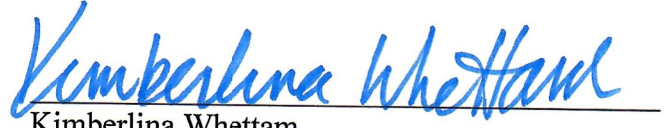
14. Prior to operating the new business, plans must be submitted to LADBS and the Los Angeles Fire Department (LAFD) for a 5-7-month plan check and agency clearances process, permits must be obtained, construction must commence, inspections must be completed, pre-CofO clearances must be satisfied, and the issuance of a CofO must be finalized.

15. The process to obtain a permit, complete construction, and obtain a CofO for the treatment facility will take anywhere from 1–2 years to complete.

16. Note, this does not include any processing time delays due to the January fires and the influx of pending submittals that the City must prioritize to comply with Emergency Executive Order No. 1: “Return & Rebuild,” Executive Directive 1 (ED1) to expedite the permitting process for affordable housing projects, nor any delays due to the urgent and high priority 2028 Olympics related projects.

[Signature on Following Page]

1 I declare under penalty of perjury under the laws of the United States of America that the
2 foregoing is true and correct and that this Declaration was executed on this 11th day of February,
3 2025, at Los Angeles, California.

4
5 
6 Kimberlina Whettam

FRANZEL ROBINS BLOOM & CSATO, L.C.
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR
LOS ANGELES, CALIFORNIA 90017-2427
(323) 852-1000

Exhibit 1

Exhibit 1

KIMBERLINA WHETTAM

With a strong background in managing real estate developments from conceptualization through completion, Kimberlina specializes in due diligence research, project analysis, management of the entitlement, public hearing, development permit, and expediting process. She leverages her strong governmental and industry relationships to facilitate project approvals in a timely and cost-effective manner.

EXPERIENCE

2008-Present Kimberlina Whettam & Associates Los Angeles, CA
Principal

- Manage full-service permit expediting and development consultation firm with ability to oversee all aspects of the development process. Notable projects include, Dodgers Stadium, LAX Central Utility Plant, Columbia Square, 4th and Traction, Qantas Hanger, Occidental College, Academy Square, and a number of single-family residences around Los Angeles
- Provide essential services for development projects, including government and community relations, project appeals, permit expediting and responses to permit enforcement actions
- Facilitate clearance through Los Angeles Department of Building & Safety by offering expertise in project team selection and coordination, project timelines, and fee estimate services. Strengthening the connection between developers and the public clearance process
- Leverage public service background to bring more resources to bear as she coordinates and negotiates with community-based organizations, elected officials, and government agencies to help move development projects through the regulatory process

2007-2008 Pacific Crest Consultants Los Angeles, CA
Vice President, Land Use Consulting and government Relations

- Responsible for managing active development projects including high-rise commercial and residential projects, hotels, restaurants, mixed use developments, single family homes, hillside, multi family, and sports facilities
- Project lead on the 130,500 square-foot California Marketplace project in Los Angeles
- Manage early clearance of planning conditions and secure a variance and tentative tract approvals from City Departments for The Grand Avenue high-rise mixed-use project in Downtown Los Angeles

2001-2007 Los Angeles City Councilmember Jack Weiss Los Angeles, CA
Chief Planning & Environmental Deputy

- Manage publicly funded capital improvement projects and conduct community outreach on both public and private development projects throughout Los Angeles' Westside and parts of the San Fernando Valley

Declaration of Kimberlina Whettam Page 8 of 77

- Serve as Councilmember's primary liaison and spearhead new policies with key government agencies responsible for regulating development projects
- Negotiate and secure local community support for the Van Nuys Airport Masterplan, allowing for modernization of the world's busiest general aviation airport
- Create Los Angeles Department of Building & Safety's green building incentive program to expedite the plan check review of proposed projects with environmentally friendly features
- Work closely with Los Angeles City Planning Department, Building & Safety, Los Angeles Fire Department, Los Angeles Bureau of Engineering, and Los Angeles Department of Water and Power

1998-2000 **PeaceCorps** **Paraguay**
Early Childhood Education Consultant

- Work with the Ministry of Education and local schools to implement a new curriculum to bolster childhood literacy

EDUCATION

University of Arizona **Tucson, AZ**
Bachelor of Arts- Political Science & Women's Studies

- Graduated with high honors

COMMUNITY ENGAGEMENT AND NON-PROFITS

La Charla

Founder

- Providing college scholarship to rural students in Nicaragua

Union Rescue Mission-Los Angeles Dodgers

Donor

- Helping men, women, and children experiencing homelessness in Los Angeles

Habitat for Humanity

Volunteer

- Frequent volunteer helping provide affordable housing across Los Angeles

REFERENCES

Los Angeles Dodgers – Janet Marie Smith, Sr VP of Planning & Development 323-224-4248

- I have worked with LA Dodgers for over 12 years processing all of their approvals

House & Robertson Architects – Jim House, Principal 323-935-3158 ext. 222

- I have worked with HRA for many years on a variety of large scale commercial projects

Hudson Pacific Properties – Chris Pearson, Sr Project Manager 323-468-3258

- I have worked with HPP for many years on a variety of large scale commercial projects

Exhibit 2

Exhibit 2

737 S Broadway 5TH FLOOR



Permit #: 22016 - 30000 - 02631
Plan Check #: B22WL00346
Event Code:
Printed: 05/18/23 01:33 PM

| | | |
|--|--|---|
| Bldg-Alter/Repair GREEN - NONE Commercial Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 03/01/2023 Last Status: Issued Status Date: 03/01/2023 |
|--|--|---|

| | | | | | | |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|
| 1. TRACT HUBER TRACT | BLOCK BLK 25 | LOT(s) 4 | ARB | COUNTY MAP REF # M R 2-280 | PARCEL ID # (PIN #) 127-5A209 77 | 2. ASSESSOR PARCEL # 5144 - 014 - 030 |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|

| | | |
|--|---|--|
| 3. PARCEL INFORMATION LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Certified Neighborhood Council - Downtown Los Angeles Census Tract - 2073.01 | District Map - 127-5A209 Energy Zone - 9 Fire District - 1 (Entire parcel) Parking Dist. - CCPD Parking Dist. - DPD | Thomas Brothers Map Grid - 634-E5 Area Planning Commission - Central Community Plan Area - Central City Near Source Zone Distance - 0.8 Community Design Overlay District - Broadway |
| ZONES(S): [Q]C5-4D-CDO-SN | | |

| | | | |
|---|--|--|---|
| 4. DOCUMENTS ZI - ZI-2374 State Enterprise Zone: Los Angeles ZI - ZI-2385 Greater Downtown Housing ZI - ZI-2408 Community Design Overlay ZI - ZI-2450 Downtown Streetcar | ZI - ZI-2452 Transit Priority Area in the ZI - ZI-2488 Redevelopment Project Area ZI - ZI-2498 Local Emergency Temporary ZI - ZI-2502 Broadway Theater and Convention | ZA - ZA-2002-4441-YV-SPP ORD - ORD-129944 ORD - ORD-135901 ORD - ORD-137036 | ORD - ORD-164307-SA1875 ORD - ORD-175038 ORD - ORD-180871 ORD - ORD-184055 |
|---|--|--|---|

| |
|---|
| 5. CHECKLIST ITEMS Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Interior Non-struct. Remo Std. Work Descr - Seismic Gas Shut Off Valve |
|---|

| | |
|---|--|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BROADWAY AVENUE INVESTMENTS I 264 OAKHURST DR BEVERLY HILLS CA 90212 Tenant: Applicant: (Relationship: Agent for Owner) JILA KOHAN - (310) 279-8577 | |
|---|--|

| | | |
|---------------------------------------|---------------------|--|
| 7. EXISTING USE (13) Office | PROPOSED USE | 8. DESCRIPTION OF WORK Tenant improvement in existing office on the 5th floor of 8 story building Scope of work to include new partitions to create new offices and conference room. No change in use. Interior work only. |
|---------------------------------------|---------------------|--|

| | |
|---|---|
| 9. # Bldgs on Site & Use: | For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231. |
| 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Jason Jangada OK for Cashier: Daisy Guillen Signature: DAS PC By: Shine Lin Coord. OK: Date: 5/18/23 | |

| | |
|-------------------------------|------------------------|
| For Cashier's Use Only | W/O #: 21602631 |
|-------------------------------|------------------------|

| | |
|---|--------------------|
| 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period | |
| Permit Valuation: \$20,000 | PC Valuation: |
| FINAL TOTAL Bldg-Alter/Repair | 415.14 |
| Permit Fee Subtotal Bldg-Alter/Repair | 326.25 |
| Handicapped Access | |
| Plan Check Subtotal Bldg-Alter/Repair | 0.00 |
| E.Q. Instrumentation | 5.60 |
| D.S.C. Surcharge | 9.96 |
| Sys. Surcharge | 19.91 |
| Planning Surcharge | 19.58 |
| Planning Surcharge Misc Fee | 10.00 |
| Planning Gen Plan Maint Surcharge | 22.84 |
| CA Bldg Std Commission Surcharge | 1.00 |
| Permit Issuing Fee | 0.00 |
| Linkage Fee | 0.00 |
| Sewer Cap ID: | Total Bond(s) Due: |

| |
|---|
| 12. ATTACHMENTS Plot Plan Signed Declaration |
|---|



Payment Date: 03/01/23
Receipt No: 1527900
Amount: \$415.14
Method: ECHECK
2023ON 02946

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

22016 - 30090 - 02631

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity , it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | | CLASS | LICENSE # | PHONE # |
|---|-------------------------------|-----------------------|-------|-----------|----------------|
| (A) HEFNER,, CHARLES DAVID | 6320 VAN NUYS BOULEVARD #225, | VAN NUYS, CA 91401 | | C23963 | |
| (C) ALMIGHTY BUILDERS INC | 133 SOUTH PALM DR APT 5, | BEVERLY HILLS, CA 902 | B | 1075367 | (310) 467-4703 |

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **1075367** Contractor: **ALMIGHTY BUILDERS INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Policy Number:

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): Lender's Address: ,

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Sign: Date: ☐ Contractor ☐ Authorized Agent

Job Address: 7375. Broadway 5th FUR Application #: 22016-30000-02631

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only **after** completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

“Signature Declaration”

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 1075367 Contractor: Almighty Builders Inc

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

- ☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQ.MD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Daniel Haley Sign: [Signature] Date: MAR 22/22 Owner ☒ Contractor ☐ Authorized Agent ☐

737 S Broadway 5TH FLOOR

Permit Application #: 22016 - 30000 - 02631

Bldg-Alter/Repair
Commercial
Plan Check

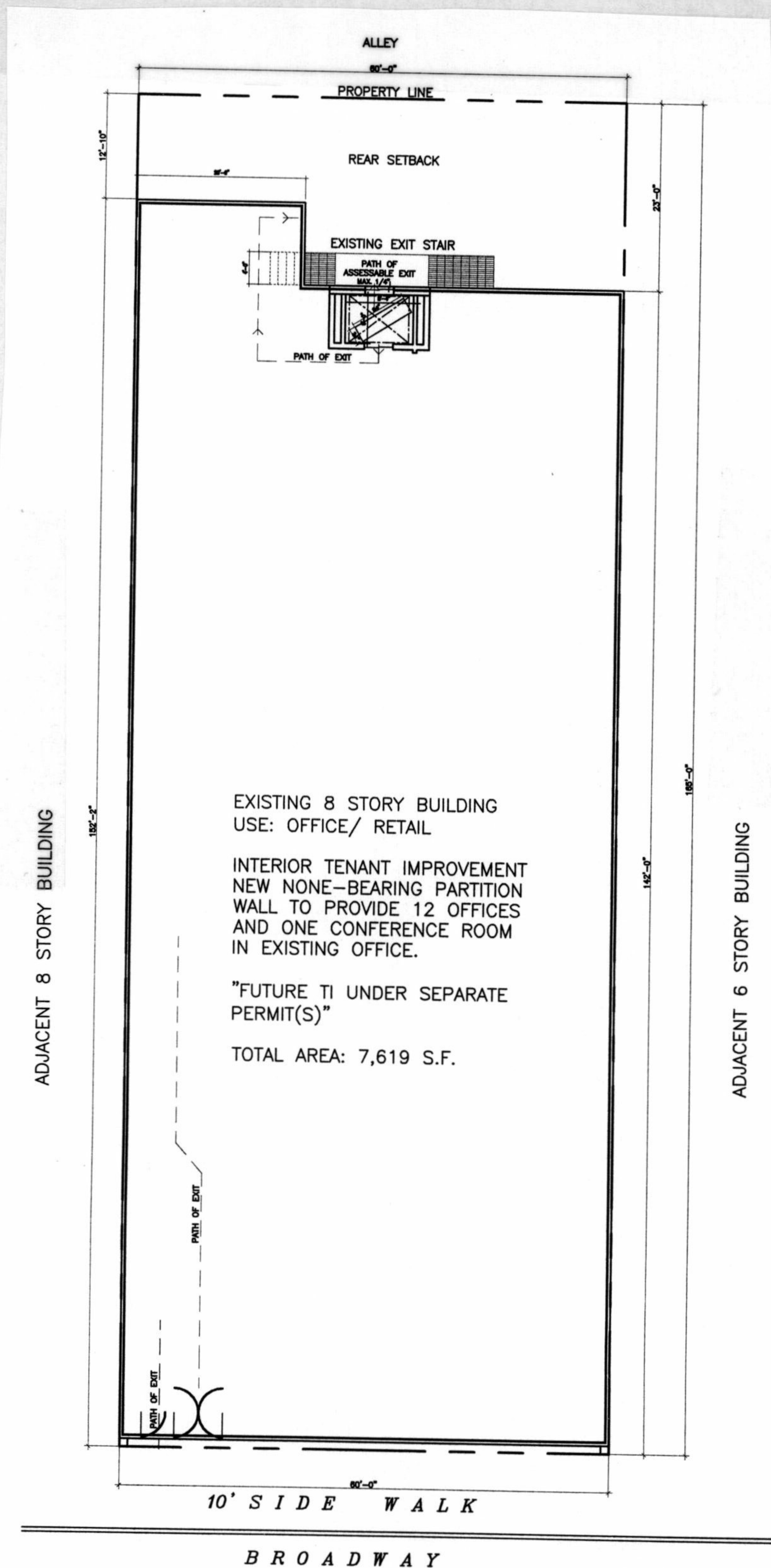
City of Los Angeles - Department of Building and Safety

Plan Check #: B22WL00346

Initiating Office: WEST LA

Printed on: 02/01/22 14:21:02

PLOT PLAN ATTACHMENT



READY TO ISSUE
BY JASON JANGADA
APR 12 2022

Signature _____

(E) SITE PLAN

SCALE: 3/32" = 1'-0"

737 S Broadway



Permit #:
Plan Check #: B15LA02531
Event Code:

15016 - 10000 - 03746

Printed: 03/10/15 01:31 PM

| | | |
|--|--|---|
| Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 03/10/2015 Last Status: Issued Status Date: 03/10/2015 |
|--|--|---|

| | | | | | | |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|
| 1. TRACT HUBER TRACT | BLOCK BLK 25 | LOT(s) 4 | ARB | COUNTY MAP REF # M R 2-280 | PARCEL ID # (PIN #) 127-5A209 77 | 2. ASSESSOR PARCEL # 5144 - 014 - 030 |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|

| | | |
|---|--|---|
| 3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway | Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 127-5A209 Energy Zone - 9 | Fire District - 1 (Entire parcel) Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .8 Parking Dist. - CCPD Parking Dist. - DPD |
|---|--|---|

ZONES(S): [Q]C5-4D-CDO

| | | |
|---|---|---|
| 4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-129944 ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORD-135901 ZI - ZI-2408 Broadway ORD - ORD-137036 ZA - ZA-2002-4441-YV-SPP ORD - ORD-164307-SA1875 | ORD - ORD-180871 ORD - ORD-75667 OHD - Yes HCM - US-79000484 | DTRM - DIR-2014-2349-CDO DTRM - DIR-2014-4538-CDO CRA - ZI 2316 CITY CENTER REDEV PRJC CPC - CPC-1985-342-ZC |
|---|---|---|

| |
|---|
| 5. CHECKLIST ITEMS Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve |
|---|

| |
|---|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BROADWAY AVENUE INVESTMENTS LLC 264 OAKHURST DR, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Architect) RELATIVITY ARCHITECTS - 6056 HARLOS WAY, LOS ANGELES, CA 90028 -- (310) 573-4300 |
|---|

For Cashier's Use Only W/O #: 51603746

| | |
|--|---------------------|
| 7. EXISTING USE (16) Retail (13) Office | PROPOSED USE |
|--|---------------------|

| |
|---|
| 8. DESCRIPTION OF WORK INTERIOR TENANT IMPROVEMENT TO REMOVE AND REBUILD RESTROOMS ON THE BASEMENT LEVEL AND 2ND TO 8TH FLOORS. ADD PLUMBING FIXTURES TO THE BASEMENT RESTROOM. CONSTRUCT NONBEARING WALLS AND RELATED FINISHES. BASEMENT AND SECOND FLOOR TO 8TH FLOOR TO BE |
|---|

| |
|--------------------------------------|
| 9. # Bldgs on Site & Use: |
|--------------------------------------|

| | |
|---|--------------------------|
| 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Bok Goh OK for Cashier: Yvonne Zuniga Signature: <i>[Signature]</i> Date: 03/10/2015 | DAS PC By: Coord. OK: |
|---|--------------------------|

| |
|---|
| 11. PROJECT VALUATION Final Fee Period Permit Valuation: \$40,000 PC Valuation: Sewer Cap ID: Total Bond(s) Due: |
|---|

| |
|---|
| 12. ATTACHMENTS Plot Plan <i>Y2</i> |
|---|

| |
|--|
| For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231. |
|--|

LA 0037 104059482 3/10/2015 1:31:15 PM
BUILDING PERMIT COMM \$461.25
BUILDING PLAN CHECK \$0.00
BUILDING PLAN CHECK \$104.00
EI COMMERCIAL \$11.20
ONE STOP SURCH \$11.53
SYSTEMS DEVT FEE \$34.59
CITY PLANNING SURCH \$33.92
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$28.26
CA BLDG STD COMMISSION SURCHARGE \$2.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$696.75

Permit #: 150161000003746
Building Card #: 2015LA44804
Receipt #: 0104411454



* P 1 5 0 1 6 1 0 0 0 0 3 7 4 6 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 10000 - 03746

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] Permit No.: 1924LA34197 for existing offices and retail uses. [2] Plumbing fixture calculation for basement and second to 8th floor provided. No work on ground floor.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(C) OZAIR CONSTRUCTION & DESIGN INC

443 SOUTH OAKHURST DRIVE #207,

BEVERLY HILLS, CA 90212

B

992682

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 992682 Contractor: OZAIR CONSTRUCTION & DESIGN INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND

Policy Number: 9110045

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SHAUL OZAIR

Sign: _____

Date: 03/10/2015



Contractor



Authorized Agent

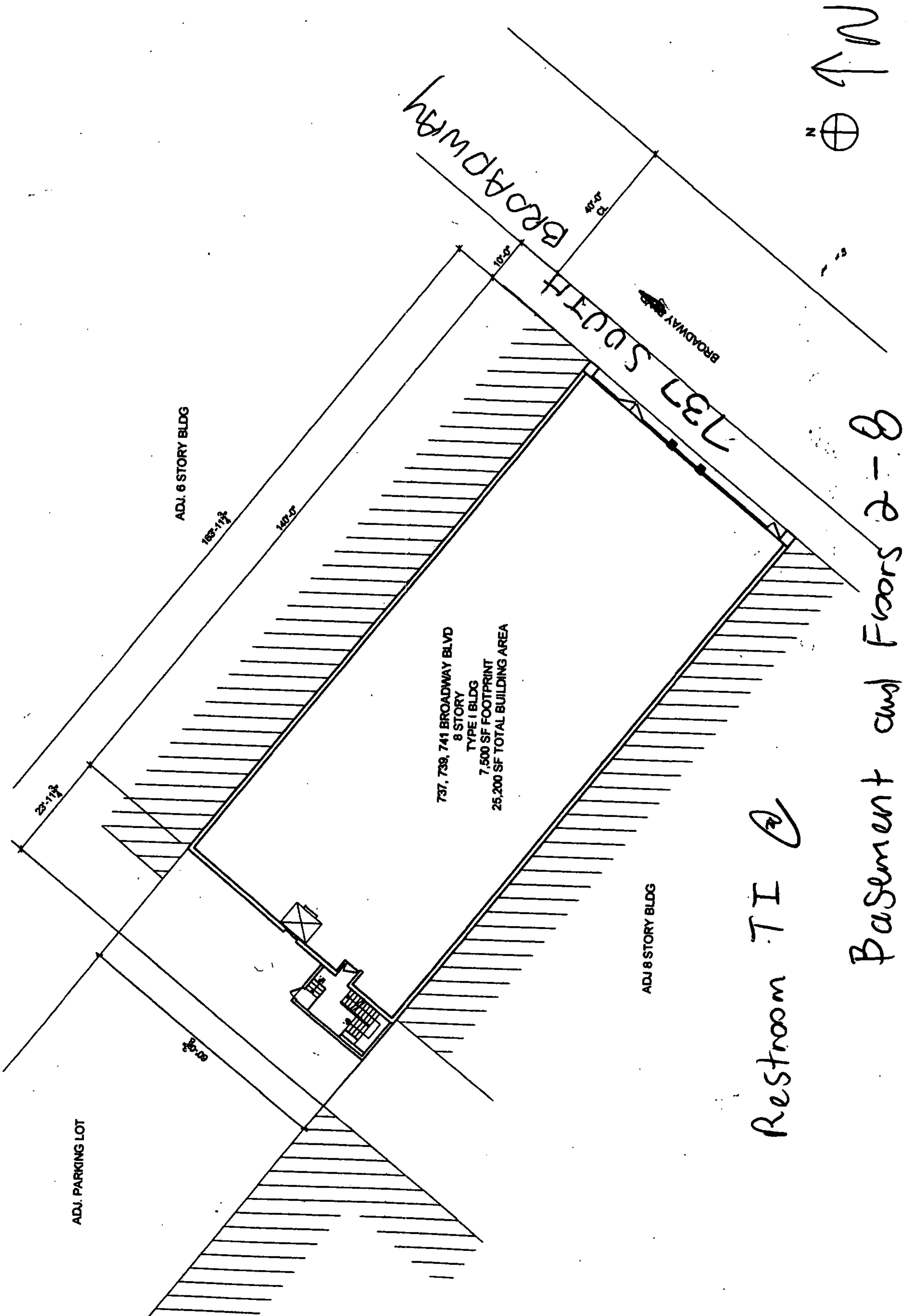
737 S Broadway

Permit Application # : 15016 - 10000 - 03746

| | | |
|----------------------|---|-------------------------------|
| Bldg-Alter/Repair | City of Los Angeles - Department of Building and Safety | Plan Check #: B15LA02531 |
| Commercial | | Initiating Office: METRO |
| Plan Check <i>EC</i> | PLOT PLAN ATTACHMENT | Printed on: 03/06/15 15:53:51 |

2024031000120101

DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



737 S Broadway



Permit #:

16026 - 10000 - 00093

Plan Check #: B16LA03008

Printed: 03/15/16 01:32 PM

Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 03/15/2016

Last Status: Issued

Status Date: 03/15/2016

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|-------------|--------|--------|-----|------------------|---------------------|----------------------|
| HUBER TRACT | BLK 25 | 4 | | M R 2-280 | 127-5A209 77 | 5144 - 014 - 030 |

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 5
Council District - 14
Community Design Overlay District - Broadway

Certified Neighborhood Council - Downtown Los Angeles
Community Plan Area - Central City
Census Tract - 2073.01
District Map - 127-5A209
Energy Zone - 9

Fire District - 1 (Entire parcel)
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - .8
Parking Dist. - CCPD
Parking Dist. - DPD

ZONES(S): [Q]C5-4D-CDO-SN

4. DOCUMENTS

| | | | |
|---|---|-------------------------|------------------|
| ZI - ZI-145-2063 | ZI - ZI-2408 Broadway | ORD - ORD-135901 | ORD - ORD-184055 |
| ZI - ZI-145-2065 | ZI - ZI-2452 Transit Priority Area in the Cit | ORD - ORD-137036 | ORD - ORD-184056 |
| ZI - ZI-2374 LOS ANGELES STATE ENTER ZA - ZA-2002-4441-YV-SPP | | ORD - ORD-164307-SA1875 | ORD - ORD-75667 |
| ZI - ZI-2385 Greater Downtown Housing Ince | ORD - ORD-129944 | ORD - ORD-180871 | OHD - Yes |

5. CHECKLIST ITEMS

Std. Work Descr - Excess Flow Shut Off Valve
Permit Flag - Fire Life Safety by LADBS
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BROADWAY AVENUE INVESTMENTS LLC
264 OAKHURST DR, BEVERLY HILLS CA 90212 --
Tenant:

Applicant: (Relationship: Agent for Owner)
ELEVATOR COMPANY - THE ELEVATOR COMPANY
8816 FOOTHILL BLVD, RANCHO CUCAMONGA, CA -- (626) 475-8547

For Cashier's Use Only

W/O #: 62600093

7. EXISTING USE

(16) Retail
(13) Office

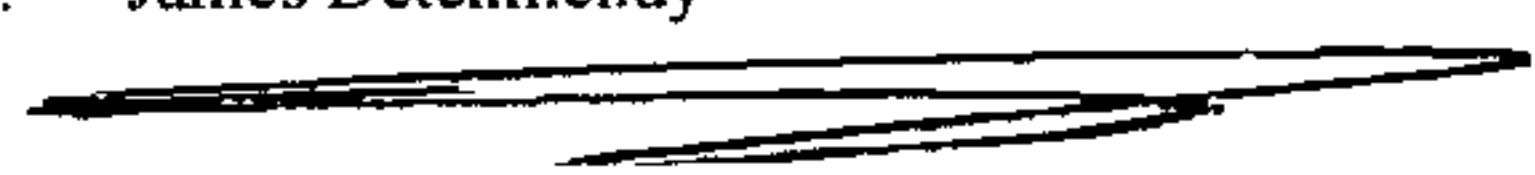
PROPOSED USE

8. DESCRIPTION OF WORK

REPLACE ELEVATOR HALL LANDINGS

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: James Detchmendy
OK for Cashier: James Detchmendy
Signature:  Date: 03/15/2016
DAS PC By:
Coord. OK:

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$18,000 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan 

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

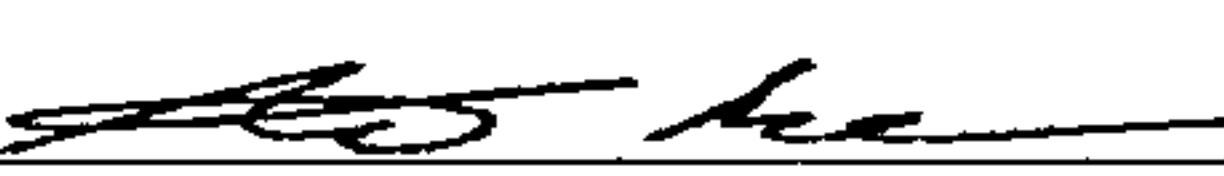


* P 1 6 0 2 6 1 0 0 0 0 0 0 9 3 F N *

LA MITC 103080138 3/15/2016 1:31:54 PM
BUILDING PERMIT COMM \$298.13
BUILDING PLAN CHECK \$0.00
EI COMMERCIAL \$5.04
ONE STOP SURCH \$6.06
SYSTEMS DEVT FEE \$18.19
CITY PLANNING SURCH \$17.89
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$14.91
CA BLDG STD COMMISSION SURCHARGE \$1.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$371.22

Permit #: 160261000000093
Building Card #: 2016LA61411
Receipt #: 0103558051

| 13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") | | 16026 - 10000 - 00093 | | | | | | | | | | | |
|--|------------------|--|---|---------|-------|-----------|---------|--------------------------|------------------|----------------------|-----|--------|--|
| | | | | | | | | | | | | | |
| 14. APPLICATION COMMENTS: ** Approved Seismic Gas Shut-Off Valve may be required. ** | | In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California. | | | | | | | | | | | |
| 15. BUILDING RELOCATED FROM: | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left;">16. CONTRACTOR, ARCHITECT & ENGINEER NAME</th><th style="text-align: left;">ADDRESS</th><th style="text-align: left;">CLASS</th><th style="text-align: left;">LICENSE #</th><th style="text-align: left;">PHONE #</th></tr></thead><tbody><tr><td>(C) ELEVATOR COMPANY THE</td><td>8342 JADE DRIVE,</td><td>RANCHO CUCAMONGA, CA</td><td>C11</td><td>986247</td><td></td></tr></tbody></table> | | | 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | CLASS | LICENSE # | PHONE # | (C) ELEVATOR COMPANY THE | 8342 JADE DRIVE, | RANCHO CUCAMONGA, CA | C11 | 986247 | |
| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | CLASS | LICENSE # | PHONE # | | | | | | | | | |
| (C) ELEVATOR COMPANY THE | 8342 JADE DRIVE, | RANCHO CUCAMONGA, CA | C11 | 986247 | | | | | | | | | |
| PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951). | | | | | | | | | | | | | |
| 17. LICENSED CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades. License Class: <u>C11</u> License No.: <u>986247</u> Contractor: <u>ELEVATOR COMPANY THE</u> | | | | | | | | | | | | | |
| 18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: <input type="radio"/> I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input checked="" type="radio"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: <u>PREFERRED EMPLOYERS INS. CO.</u> Policy Number: <u>WKN151486</u> <input type="radio"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. | | | | | | | | | | | | | |
| 19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov . Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead . | | | | | | | | | | | | | |
| 20. CONSTRUCTION LENDING AGENCY DECLARATION I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's Name (If Any): _____ Lender's Address : _____ | | | | | | | | | | | | | |
| 21. FINAL DECLARATION I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC). | | | | | | | | | | | | | |
| By signing below, I certify that: (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property. Print Name: <u>AARON SEMLER</u> Sign: <u></u> Date: <u>03/15/2016</u> <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Authorized Agent | | | | | | | | | | | | | |

737 S Broadway

Permit Application # : 16026 - 10000 - 00093

Bldg-Alter/Repair
Commercial
Plan Check

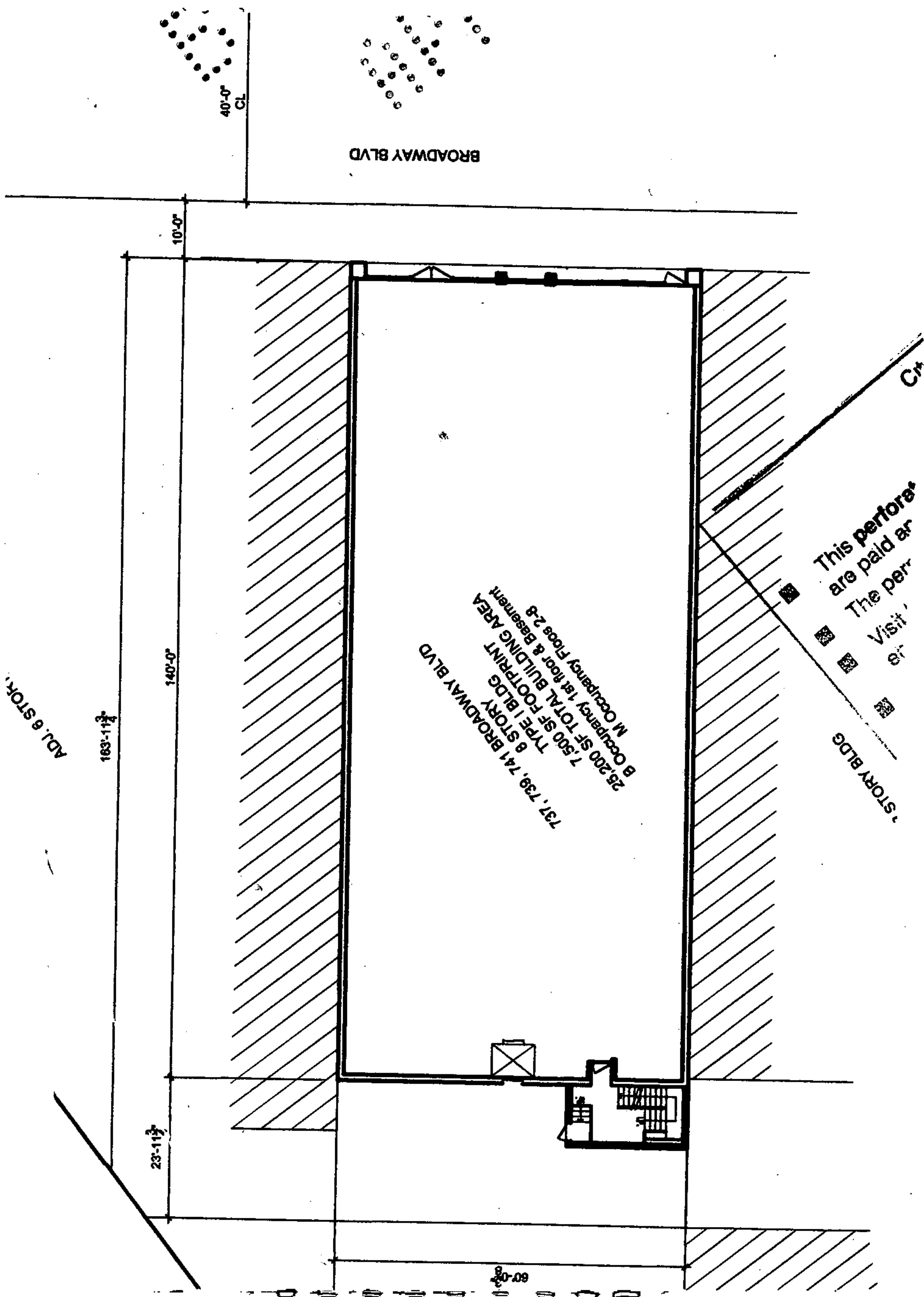
City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA03008
Initiating Office: METRO
Printed on: 03/15/16 13:26:57

PLOT PLAN ATTACHMENT

0603232016073801

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



737 - 741 S Broadway



Permit #:
Plan Check #: B14LA08387
Event Code:

14016 - 10000 - 12343

Printed: 08/18/14 10:03 AM

| | | |
|---|--|---|
| Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 08/18/2014 Last Status: Issued Status Date: 08/18/2014 |
|---|--|---|

| | | | | | | |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|
| 1. TRACT HUBER TRACT | BLOCK BLK 25 | LOT(s) 4 | ARB | COUNTY MAP REF # M R 2-280 | PARCEL ID # (PIN #) 127-5A209 77 | 2. ASSESSOR PARCEL # 5144 - 014 - 030 |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|

| | | |
|---|--|---|
| 3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway | Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 127-5A209 Energy Zone - 9 | Fire District - 1 (Entire parcel) Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .8 Parking Dist. - CCPD Parking Dist. - DPD |
| ZONES(S): [Q]C5-4D-CDO | | |

| | | |
|---|---|--|
| 4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-129944 ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORD-135901 ZI - ZI-2408 Broadway ORD - ORD-137036 ZA - ZA-2002-4441-YV-SPP ORD - ORD-164307-SA1875 | ORD - ORD-180871 ORD - ORD-75667 OHD - Yes HCM - US-79000484 | CRA - ZI 2316 CITY CENTER REDEV PRJ CPC - CPC-1985-342-ZC CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA |
|---|---|--|

| |
|---|
| 5. CHECKLIST ITEMS Permit Flag - Fire Life Safety Clearance Req'd Std. Work Descr - Seismic Gas Shut Off Valve |
|---|

| |
|--|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BROADWAY AVENUE INVESTMENTS LLC 264 OAKHURST DR, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Tenant) DAVID GLASSMAN - GPA INC. 1309 POST AVE., TORRANCE, CA 90501 -- (310) 781-8250 |
|--|

For Cashier's Use Only

W/O #: 41612343

| | |
|---------------------------------------|---------------------|
| 7. EXISTING USE (16) Retail | PROPOSED USE |
|---------------------------------------|---------------------|

| |
|---|
| 8. DESCRIPTION OF WORK GAP RETAIL STORE TENANT IMPROVEMENT on ground floor irregular 58' 9" x 140' 2" |
|---|

| |
|---|
| 9. # Bldgs on Site & Use: RETAIL |
|---|

| | |
|--|--|
| 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Eric Cabrera OK for Cashier: Nancy Jung Signature: | DAS PC By: Shine Lin Coord. OK: Date: 08/18/2014 |
|--|--|

| | |
|--|---|
| 11. PROJECT VALUATION Permit Valuation: \$350,000 Sewer Cap ID: | Final Fee Period PC Valuation: Total Bond(s) Due: |
|--|---|

| |
|-------------------------------------|
| 12. ATTACHMENTS Plot Plan |
|-------------------------------------|

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

LA 0005 106004078 8/18/2014 10:03:04 AM
BUILDING PERMIT COMM \$1,984.50
PLAN MAINTENANCE \$39.69
EI COMMERCIAL \$98.00
ONE STOP SURCH \$42.44
SYSTEMS DEVT FEE \$127.33
CITY PLANNING SURCH \$121.45
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$101.21
CA BLDG STD COMMISSION SURCHARGE \$14.00

Sub Total: \$2,538.62

Permit #: 140161000012343
Building Card #: 2014LA36237
Receipt #: 0106334549



* P 1 4 0 1 6 1 0 0 0 0 1 2 3 4 3 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14016 - 10000 - 12343

(P) Floor Area (ZC): 0 Sqft / 8161 Sqft
(P) Height (BC): 0 Feet / Feet
(P) Height (ZC): 0 Feet / Feet
(P) Highrise Building
(P) Stories: +9 Stories / 9 Stories
(P) M Occ. Group: 0 Sqft / 8161 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall
(P) Type I-A Construction
(P) Floor Construction - Concrete Slab on Grade

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) HEATH, DENNIS MICHAEL

MBH ARCHITECTS, 2470 MARINER SQUAF ALAMEDA, CA 945011010

B

C12815

(510) 865-8663

(C) ICE BUILDERS INC

421 E CERRITOS AVENUE, ANAHEIM, CA 92805

775947

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 775947 Contractor: ICE BUILDERS INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: LIBERTY INS. CORP.

Policy Number: WA765D2896050

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ED KOLAR

Sign: 

Date: 08/18/2014

☐ Contractor

☒ Authorized Agent

**Bldg-Alter/Repair
Commercial
Plan Check**

City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA08387FO

Initiating Office: METRO

Printed on: 07/24/14 14:42:39

PLOT PLAN ATTACHMENT

JUL 24 2014

CAP FACTORY STORE #2696
LEGAL DESCRIPTION
TRACT: HUBERT TRACT
BLOCK: BLK 25
LOT: 4
APN: 5144 014-030
PIN: 127-5A209 77
ZONE: [0]C5-40-C00
BUILDING HEIGHT: 127.93'

(F) BUS STOP - N.I.C.

(E) STREET PARKING - N.I.C.

(E) STREET CROSSWALK - N.I.C.

NEW GAP FACTORY STORE
ADDRESS: 737-741 S. BROADWAY
LOS ANGELES, CA 900414
AREA: 8,161 SF

ACCESSIBLE PATH OF TRAVEL

— T I @ 1st floor
for retail.

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

(E) REFUSE &
RECYCLING
LOCATION:
TWO 5-YARD
BINS.

737 S Broadway



Permit #:
Plan Check #: B18LA05904
Event Code:

18016 - 10000 - 09280

Printed: 08/23/18 03:32 PM

| | | |
|---|--|---|
| Bldg-Alter/Repair GREEN - NONE Commercial Regular Plan Check Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 08/23/2018 Last Status: Issued Status Date: 08/23/2018 |
|---|--|---|

| | | | | | | |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|
| 1. TRACT HUBER TRACT | BLOCK BLK 25 | LOT(s) 4 | ARB | COUNTY MAP REF # M R 2-280 | PARCEL ID # (PIN #) 127-5A209 77 | 2. ASSESSOR PARCEL # 5144 - 014 - 030 |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|

| | | |
|---|--|---|
| 3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway | Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 127-5A209 Energy Zone - 9 | Fire District - 1 (Entire parcel) Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .8 Parking Dist. - CCPD Parking Dist. - DPD |
| ZONES(S): [Q]C5-4D-CDO-SN | | |

| | | |
|--|--|--|
| 4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER ZI - ZI-2452 Transit Priority Area in the Cit ZI - ZI-2385 Greater Downtown Housing Ince ZI - ZI-2457 Historic Broadway ZI - ZI-2408 Broadway ZI - ZI-2450 Downtown Streetcar | ORD - ORD-135901 ORD - ORD-137036 ZA - ZA-2002-4441-YV-SPP ORD - ORD-129944 | ORD - ORD-184055 ORD - ORD-184056 ORD - ORD-164307-SA1875 ORD - ORD-180871 OHD - Yes |
|--|--|--|

| | |
|--|--|
| 5. CHECKLIST ITEMS Special Inspect - Anchor Bolts Fabricator Reqd - Structural Steel Permit Flag - Fire Life Safety Clearance Reqd | Std. Work Descr - Seismic Gas Shut Off Valve |
|--|--|

| |
|---|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BROADWAY AVENUE INVESTMENTS LLC 264 OAKHURST DR, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Agent for Owner) TIM BELL - -- (310) 573-4300 |
|---|

For Cashier's Use Only W/O #: 81609280

| | |
|--|---------------------|
| 7. EXISTING USE (13) Office (16) Retail | PROPOSED USE |
|--|---------------------|

| |
|--|
| 8. DESCRIPTION OF WORK ARCHITECTURAL REQUIREMENTS FOR THE HIGH RISE RETROFIT ORD. 163,836 AND 165,319. NO EXTERIOR WORK PER BROADWAY CDO. |
|--|

| |
|--------------------------------------|
| 9. # Bldgs on Site & Use: |
|--------------------------------------|

| | |
|---|--------------------------|
| 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Lawrence Quirante OK for Cashier: Michael Irigoyen Signature: Date: 08/23/2018 | DAS PC By: Coord. OK: |
|---|--------------------------|

| | |
|---|---|
| 11. PROJECT VALUATION Permit Valuation: \$80,000 Sewer Cap ID: | Final Fee Period PC Valuation: \$0 Total Bond(s) Due: |
|---|---|

| |
|-------------------------------------|
| 12. ATTACHMENTS Plot Plan |
|-------------------------------------|

| |
|--|
| For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231. |
|--|

| | |
|--|----------|
| LA PREC 102129663 8/23/2018 3:19:58 PM | |
| BUILDING PERMIT COMM | \$714.38 |
| BUILDING PLAN CHECK | \$0.00 |
| BUILDING PLAN CHECK | \$0.00 |
| PLAN MAINTENANCE | \$14.29 |
| EI COMMERCIAL | \$22.40 |
| DEV SERV CENTER SURCH | \$23.34 |
| SYSTEMS DEVT FEE | \$46.68 |
| CITY PLANNING SURCH | \$45.34 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$52.90 |
| CA BLDG STD COMMISSION SURCHARGE | \$4.00 |
| BUILDING PLAN CHECK | \$27.00 |
| LINKAGE FEE | \$0.00 |

Sub Total: \$960.33

Permit #: 180161000009280
Building Card #: 2018LA09092
Receipt #: 0102933972



* P 1 8 0 1 6 1 0 0 0 0 9 2 8 0 F N *

1060905201862709

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

18016 - 10000 - 09280

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** - See 14016-10000-08305 for (E) retail and office bldg.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(A) SULLIVAN, SCOTT BERNARD

828 11TH STREET # 5,

SANTA MONICA, CA 90403

C33139

(C) OZAIR CONSTRUCTION & DESIGN INC

462 S PALM DRIVE,

BEVERLY HILLS, CA 90212

B

992682

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 992682 Contractor: OZAIR CONSTRUCTION & DESIGN INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9110045

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SHAUL OZAIR

Sign: 

Date: 08/23/2018



Contractor



Authorized Agent

737 S Broadway

Permit Application # : 18016 - 10000 - 09280

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA05904FO

Initiating Office: METRO

Printed on: 04/30/18 08:09:30

PLOT PLAN ATTACHMENT

1060905201862709

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

ADJ. PARKING LOT
60'-0³/₈"

23'-11³/₄"

163'-11³/₄"

140'-0"

ADJ 8 STORY BLDG

737 BROADWAY BLVD
8 STORY
TYPE I BLDG
7,500 SF FOOTPRINT
25,200 SF TOTAL BUILDING AREA

ADJ. 6 STORY BLDG

10'-0"

BROADWAY BLVD

40'-0"
CL



SITE PLAN - 1 / 16" = 1'-0"

READY TO ISSUE
BY LAWRENCE QUIRANTE
AUG 14 2018
Signature

COUNCIL DISTRICT: 14

INSPECTION DISTRICT: BIGIM3

PLOT PLAN

737 S Broadway



Permit #:
Plan Check #: B15LA10065
Event Code:

15016 - 10000 - 15230

Printed: 08/27/15 03:21 PM

| | | |
|--|--|---|
| Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 08/27/2015 Last Status: Issued Status Date: 08/27/2015 |
|--|--|---|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|-------------|--------|--------|-----|------------------|---------------------|----------------------|
| HUBER TRACT | BLK 25 | 4 | | M R 2-280 | 127-5A209 77 | 5144 - 014 - 030 |

| | | |
|---|--|---|
| 3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway | Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 127-5A209 Energy Zone - 9 | Fire District - 1 (Entire parcel) Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .8 Parking Dist. - CCPD Parking Dist. - DPD |
| ZONES(S): [Q]C5-4D-CDO | | |

| | | |
|---|---|--|
| 4. DOCUMENTS ZI - ZI-145-2063 ZI - ZI-145-2065 ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-129944 ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORD-135901 | ZI - ZI-2408 Broadway ZA - ZA-2002-4441-YV-SPP ORD - ORD-137036 ORD - ORD-164307-SA1875 ORD - ORD-180871 ORD - ORD-75667 | OHD - Yes HCM - US-79000484 DTRM - DIR-2014-2349-CDO DTRM - DIR-2014-4538-CDO |
|---|---|--|

| |
|---|
| 5. CHECKLIST ITEMS Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Interior Non-struct. Remo |
|---|

| |
|--|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BROADWAY AVENUE INVESTMENTS LLC 264 OAKHURST DR, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Architect) TIMA BELL - 6056 HAROLD WAY, LOS ANGELES, CA 90028 -- (0) - |
|--|

For Cashier's Use Only

W/O #: 51615230

| | |
|---------------------------------------|---------------------|
| 7. EXISTING USE (13) Office | PROPOSED USE |
|---------------------------------------|---------------------|

| |
|---|
| 8. DESCRIPTION OF WORK INTERIOR T.I. - FIRE CONTROL AND UTILITY ROOMS IN BASEMENT |
|---|

| |
|--------------------------------------|
| 9. # Bldgs on Site & Use: |
|--------------------------------------|

| | |
|---|--------------------------|
| 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Ricardo Supan OK for Cashier: George Banning Signature: <i>George Banning</i> Date: 08/27/2015 | DAS PC By: Coord. OK: |
|---|--------------------------|

| |
|--|
| 11. PROJECT VALUATION Final Fee Period Permit Valuation: \$5,000 PC Valuation: Sewer Cap ID: Total Bond(s) Due: |
|--|

| |
|-------------------------------------|
| 12. ATTACHMENTS Plot Plan |
|-------------------------------------|

| |
|--|
| For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231. |
|--|

LA CARL 103069451 8/27/2015 3:21:42 PM

| | |
|----------------------------------|----------|
| BUILDING PERMIT COMM | \$146.25 |
| BUILDING PLAN CHECK | \$0.00 |
| EI COMMERCIAL | \$1.40 |
| ONE STOP SURCH | \$2.95 |
| SYSTEMS DEVT FEE | \$8.86 |
| CITY PLANNING SURCH | \$8.78 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$7.31 |
| CA BLDG STD COMMISSION SURCHARGE | \$1.00 |
| BUILDING PLAN CHECK | \$0.00 |

Sub Total: \$186.55

Permit #: 150161000015230
 Building Card #: 2015LA52890
 Receipt #: 0103482089



* P 1 5 0 1 6 1 0 0 0 0 1 5 2 3 0 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 10000 - 15230

14. APPLICATION COMMENTS:

ACCESSIBLE BATHROOM APPROVED ON PERMIT 15016-10000-03746

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(A) SULLIVAN, SCOTT BERNARD

828 11TH STREET # 5,

SANTA MONICA, CA 90403

C33139

(310) 573-4300

(C) OZAIR CONSTRUCTION & DESIGN INC

462 S PALM DRIVE,

BEVERLY HILLS, CA 90212

B

992682

(818) 915-0109

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 992682 Contractor: OZAIR CONSTRUCTION & DESIGN INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9110045

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SHAUL OZAIR

Sign: 

Date: 08/27/2015



Contractor



Authorized Agent

737 S Broadway

Permit Application # : 15016 - 10000 - 15230

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA10065

Initiating Office: METRO

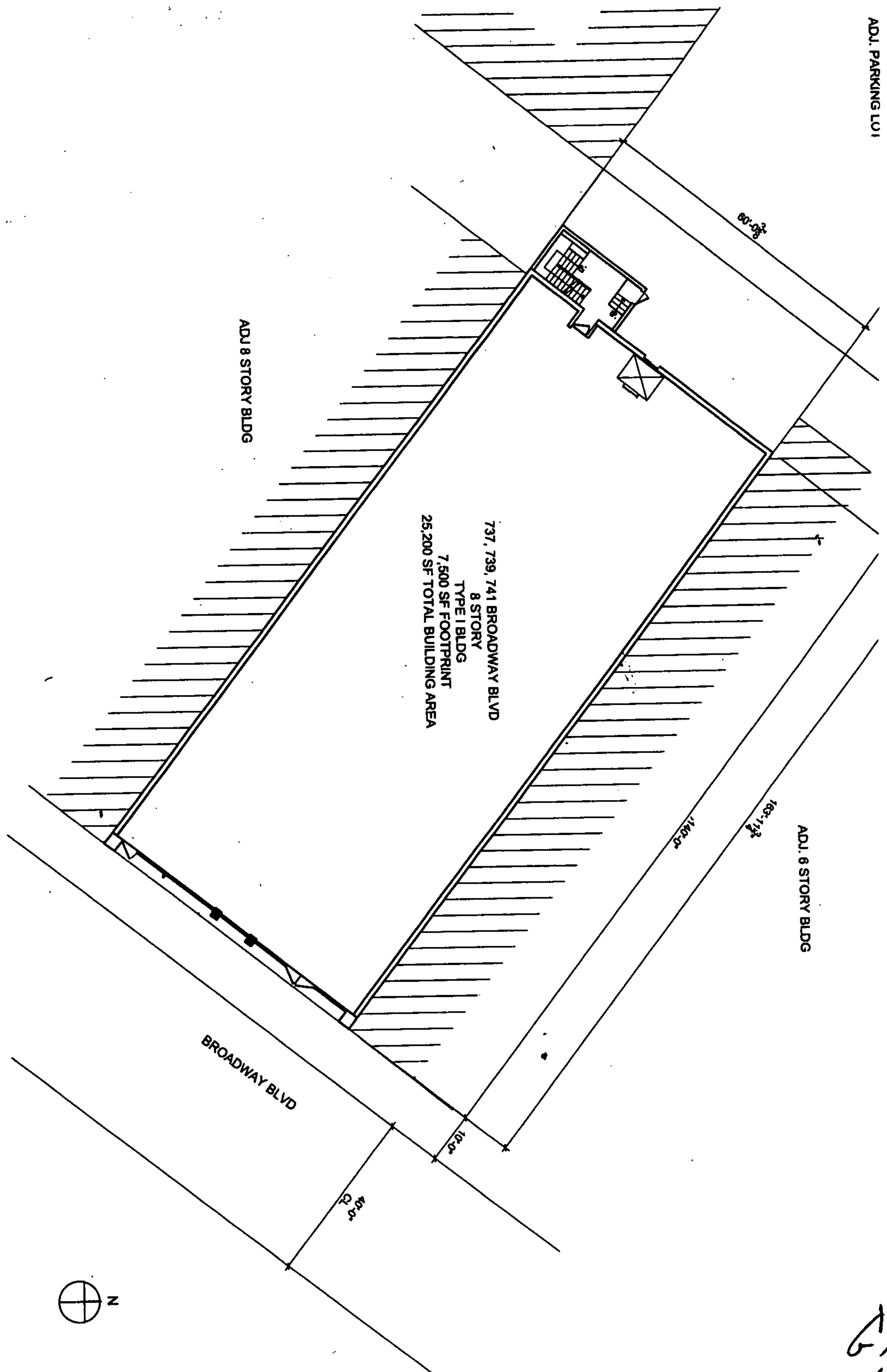
Printed on: 08/27/15 15:22:52

PLOT PLAN ATTACHMENT

01001151000000101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

SITE PLAN - 1 / 16"



GB
8/27/15

737 S Broadway

Permit #:
Plan Check #: B14LA13355
Event Code:

14016 - 10000 - 19782

Printed: 10/02/14 10:16 AM

| | | |
|--|--|---|
| Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 10/02/2014 Last Status: Issued Status Date: 10/02/2014 |
|--|--|---|

| | | | | | | |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|
| 1. TRACT HUBER TRACT | BLOCK BLK 25 | LOT(s) 4 | ARB | COUNTY MAP REF # M R 2-280 | PARCEL ID # (PIN #) 127-5A209 77 | 2. ASSESSOR PARCEL # 5144 - 014 - 030 |
|--------------------------------|------------------------|--------------------|------------|--------------------------------------|--|---|

| | | |
|---|--|---|
| 3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway | Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 127-5A209 Energy Zone - 9 | Fire District - 1 (Entire parcel) Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .8 Parking Dist. - CCPD Parking Dist. - DPD |
|---|--|---|

ZONES(S): [Q]C5-4D-CDO

| | | | |
|---|-------------------|--------------------------------------|--|
| 4. DOCUMENTS | | | |
| ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-129944 | ORD - ORD-180871 | DTRM - DIR-2014-2349-CDO | |
| ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORD-135901 | ORD - ORD-75667 | CRA - ZI 2316 CITY CENTER REDEV PRIC | |
| ZI - ZI-2408 Broadway ORD - ORD-137036 | OHD - Yes | CPC - CPC-1985-342-ZC | |
| ZA - ZA-2002-4441-YV-SPP ORD - ORD-164307-SA1875 | HCM - US-79000484 | CPC - CPC-1986-606-GPC | |

| |
|---|
| 5. CHECKLIST ITEMS Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Interior Non-struct. Remo |
|---|

| | |
|--|---|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BROADWAY AVENUE INVESTMENTS LLC 264 OAKHURST DR, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Architect) KRISTI BAILEY - 6056 HAROLD WAY, LOS ANGELES, CA 90028 -- | For Cashier's Use Only W/O #: 41619782 |
|--|---|

| | |
|--|---------------------|
| 7. EXISTING USE (16) Retail (13) Office | PROPOSED USE |
|--|---------------------|

| |
|---|
| 8. DESCRIPTION OF WORK Interior alteration to (E) retail/office bldg. non bering partition length = 79' |
|---|

| |
|--------------------------------------|
| 9. # Bldgs on Site & Use: |
|--------------------------------------|

| | |
|---|--------------------------|
| 10. APPLICATION PROCESSING INFORMATION | |
| BLDG. PC By: Eric Cabrera OK for Cashier: Ronald Allen Signature: Date: 10/02/2014 | DAS PC By: Coord. OK: |

| | |
|---|--------------------|
| 11. PROJECT VALUATION Final Fee Period | PC Valuation: |
| Permit Valuation: \$5,000 | |
| Sewer Cap ID: | Total Bond(s) Due: |

| |
|-------------------------------------|
| 12. ATTACHMENTS Plot Plan |
|-------------------------------------|

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

| | |
|---|----------|
| LA 0032 102045143 10/2/2014 10:16:21 AM | |
| BUILDING PERMIT COMM | \$146.25 |
| BUILDING PLAN CHECK | \$0.00 |
| EI COMMERCIAL | \$1.40 |
| ONE STOP SURCH | \$2.95 |
| SYSTEMS DEVT FEE | \$8.86 |
| CITY PLANNING SURCH | \$8.78 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$7.31 |
| CA BLDG STD COMMISSION SURCHARGE | \$1.00 |
| BUILDING PLAN CHECK | \$0.00 |

Sub Total: \$186.55

Permit #: 140161000019782
Building Card #: 2014LA38386
Receipt #: 0102353049

* P 1 4 0 1 6 1 0 0 0 0 1 9 7 8 2 F N *

| 13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") | | 14016 - 10000 - 19782 | | | | | | | | | | | | | | | |
|--|--------------------------------|--|---|----------------|-------|-----------|---------|-----------------------------|----------------------|------------------------|--------|--|-------------------------------------|--------------------------------|-------------------------|----------|----------------|
| | | | | | | | | | | | | | | | | | |
| 14. APPLICATION COMMENTS: NON STRUCTURAL DEMISING WALL ON FIRST FLOOR | | In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California. | | | | | | | | | | | | | | | |
| 15. BUILDING RELOCATED FROM: | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left; padding: 2px;">16. CONTRACTOR, ARCHITECT & ENGINEER NAME</th><th style="text-align: left; padding: 2px;">ADDRESS</th><th style="text-align: left; padding: 2px;">CLASS</th><th style="text-align: left; padding: 2px;">LICENSE #</th><th style="text-align: left; padding: 2px;">PHONE #</th></tr></thead><tbody><tr><td style="padding: 2px;">(A) SULLIVAN, SCOTT BERNARD</td><td style="padding: 2px;">828 11TH STREET # 5,</td><td style="padding: 2px;">SANTA MONICA, CA 90403</td><td style="padding: 2px;">C33139</td><td style="padding: 2px;"></td></tr><tr><td style="padding: 2px;">(C) OZAIR CONSTRUCTION & DESIGN INC</td><td style="padding: 2px;">443 SOUTH OAKHURST DRIVE #207,</td><td style="padding: 2px;">BEVERLY HILLS, CA 90212</td><td style="padding: 2px;">B 992682</td><td style="padding: 2px;">(818) 915-0109</td></tr></tbody></table> | | | 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | CLASS | LICENSE # | PHONE # | (A) SULLIVAN, SCOTT BERNARD | 828 11TH STREET # 5, | SANTA MONICA, CA 90403 | C33139 | | (C) OZAIR CONSTRUCTION & DESIGN INC | 443 SOUTH OAKHURST DRIVE #207, | BEVERLY HILLS, CA 90212 | B 992682 | (818) 915-0109 |
| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | CLASS | LICENSE # | PHONE # | | | | | | | | | | | | | |
| (A) SULLIVAN, SCOTT BERNARD | 828 11TH STREET # 5, | SANTA MONICA, CA 90403 | C33139 | | | | | | | | | | | | | | |
| (C) OZAIR CONSTRUCTION & DESIGN INC | 443 SOUTH OAKHURST DRIVE #207, | BEVERLY HILLS, CA 90212 | B 992682 | (818) 915-0109 | | | | | | | | | | | | | |
| PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951). | | | | | | | | | | | | | | | | | |
| <div style="text-align: center;">17. LICENSED CONTRACTOR'S DECLARATION</div> <p>I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.</p> <p>License Class: <u> B </u> License No.: <u> 992682 </u> Contractor: <u> OZAIR CONSTRUCTION & DESIGN INC </u></p> | | | | | | | | | | | | | | | | | |
| <div style="text-align: center;">18. WORKERS' COMPENSATION DECLARATION</div> <p>I hereby affirm, under penalty of perjury, one of the following declarations :</p> <p><input type="checkbox"/> I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.</p> <p><input checked="" type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:</p> <p>Carrier: <u> STATE COMP. INS. FUND </u> Policy Number: <u> 9110045 </u></p> <p><input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.</p> <p>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</p> | | | | | | | | | | | | | | | | | |
| <div style="text-align: center;">19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING</div> <p>I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.</p> | | | | | | | | | | | | | | | | | |
| <div style="text-align: center;">20. CONSTRUCTION LENDING AGENCY DECLARATION</div> <p>I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).</p> <p>Lender's Name (If Any): _____ Lender's Address : _____</p> | | | | | | | | | | | | | | | | | |
| <div style="text-align: center;">21. FINAL DECLARATION</div> <p>I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).</p> | | | | | | | | | | | | | | | | | |
| By signing below, I certify that: | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"><div>(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and</div><div>(2) This permit is being obtained with the consent of the legal owner of the property.</div></div> | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div>Print Name: <u> SHAUL OZAIR </u></div><div>Sign: </div><div>Date: <u> 10/02/2014 </u></div><div style="text-align: right;"><input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Authorized Agent</div></div> | | | | | | | | | | | | | | | | | |

737 S Broadway

Permit Application # : 14016 - 10000 - 19782

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA13355

Initiating Office: METRO

Printed on: 09/30/14 16:21:42

PLOT PLAN ATTACHMENT

RTJ SEP 30 2014 EC



34500610010101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

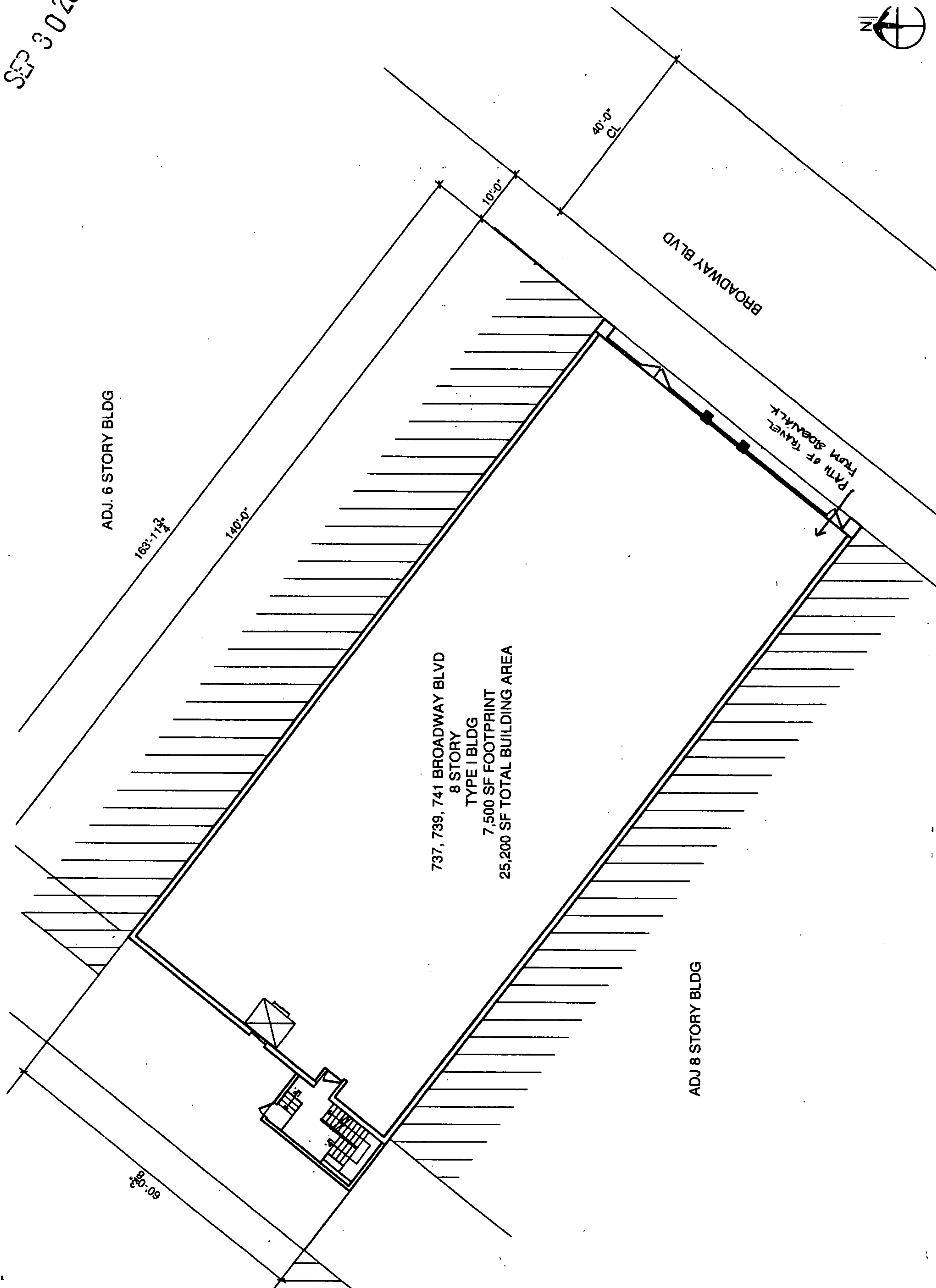


Exhibit 3

Exhibit 3



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|---|----------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 14016-10000-12343 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT FINALED | 06/04/2015 | | GAP RETAIL STORE TENANT IMPROVEMENT on ground floor irregular 58' 9" x 140' 2" |
| 737 S BROADWAY 90014 | 14016-10000-12344 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT EXPIRED | 10/31/2016 | 128879 | GAP RETAIL STORE EXTERIOR FACADE REMODEL TO GROUND FLOOR. NEW STOREFRONT SYSTEM and add awnings to the store front facade as per architectural plans |
| 737 S BROADWAY 90014 | 14016-10000-14361 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT EXPIRED | 11/14/2016 | | INSTALLATION OF STORAGE RACKS ONLY at rear of retail tenant space |
| 737 S BROADWAY 90014 | 14016-10000-19782 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT FINALED | 06/08/2015 | | Interior alteration to (E) retail/office bldg. non bearing partition length = 79' |
| 737 S BROADWAY 90014 | 14016-10000-22801 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT FINALED | 01/20/2017 | | 2HR SEPARATIONS AND 90 MIN. DOORS PER MODIFICATION REQUIREMENT OF HIGH RISE RETROFIT ORDINANCE (AS REQUIRED BY THE FIRE DEPARTMENT). NEW 2HR PARTITIONS TO ENCLOSE ELEVATOR SHAFT ON FLOORS 2 THROUGH 8. NEW PARTITION TO ENLARGE BATHROOM. |
| 737 S BROADWAY 90014 | 14016-10001-08305 | ADMINISTRATIVE APPROVAL EXTENSION OF TIME | PERMIT FINALED | 06/22/2018 | | ** SUPPLEMENTAL PERMIT FOR THE RENOVATION OF A PORTION OF THE FIRST/2ND/3RD FLOOR FACADE(INCLUDING DOUBLE DOORS), NEW WINDOWS IN EXISTING OPENINGS (2ND-3RD FLOORS ONLY), RESURFACE EXISTING MARQUEE < HISTORICAL.BUILDING><<2 hour SEPARATION WALL, FIRE DOORS etc,UNDER 14016-10000-22801>> |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|-----------------------------------|----------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 14016-10001-08305 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT FINALED | 06/22/2018 | | ** SUPPLEMENTAL PERMIT FOR THE RENOVATION OF A PORTION OF THE FIRST/2ND/3RD FLOOR FACADE(INCLUDING DOUBLE DOORS), NEW WINDOWS IN EXISTING OPENINGS (2ND-3RD FLOORS ONLY), RESURFACE EXISTING MARQUEE < HISTORICAL.BUILDING><<2 hour SEPARATION WALL, FIRE DOORS etc,UNDER 14016-10000-22801>> |
| 737 S BROADWAY 90014 | 14041-10000-30856 | ELECTRICAL | PERMIT EXPIRED | 11/06/2014 | | Installation of new fire alarm system for existing commercial highrise building. 128 total devices + 1 control panel. |
| 737 S BROADWAY 90014 | 14043-10000-04058 | FIRE SPRINKLER | PERMIT FINALED | 09/29/2014 | | Installation of fire sprinkler system on 1st floor of 8 story building. 4" main to remain, branch lines are new PER CRA: Work shall not alter the historic facade |
| 737 S BROADWAY 90014 | 14043-10004-05200 | FIRE SPRINKLER | ISSUED | 08/31/2018 | | REVISION TO PREVIOUSLY APPROVED PLANS. FIRE PROTECTION TENANT IMPROVEMENT IN AN EXISTING 8 STORY BUILDING. NEW MASTER PRV AND REVISION TO BASEMENT LEVEL SPRINKLER SYSTEM. EXISTING 6" FIRE SERVICE @737 BROADWAY; EXISITING 6" RP DEVICE. |
| 737 S BROADWAY 90014 | 14043-20000-05200 | FIRE SPRINKLER | ISSUED | 12/18/2014 | | NEW FIRE SPRINKLER INSTALLATION IN EXISTING 5 STORY BUILDING. NEW ELEC FIRE PUMP W/EMERGENCY GEN. EXISTING 6" FIRE SERVICE @737 BROADWAY; NEW 6" RP DEVICE. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------------|--|----------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 14043-20002-05200 | FIRE SPRINKLER | ISSUED | 05/08/2018 | | PERMIT TO CHANGE WORK DESCRIPTION: NEW FIRE SPRINKLER SYSTEM FOR EXISTING 8 STORY BUILDING. NEW FIRE PUMP, EXISTING 6" FIRE SERVICE NEW 6" RP DEVICE. *NO FEE DEPARTMENT ERROR* |
| 737 S BROADWAY 90014 | 14044-10000-08285 | HVAC | PERMIT EXPIRED | 08/18/2014 | | TI -RETAIL CRA approval is limited to 1) interior work, 2) one new louver facing the rear of the building for exhaust & 3) replacement of existing split unit condenser on the roof of the rear 2-story building projection. No approval for any other exterior alteration is approved under this permit. |
| 737 S BROADWAY 90014 | 15016-10000-03746 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/10/2015 | | INTERIOR TENANT IMPROVEMENT TO REMOVE AND REBUILD RESTROOMS ON THE BASEMENT LEVEL AND 2ND TO 8TH FLOORS. ADD PLUMBING FIXTURES TO THE BASEMENT RESTROOM. CONSTRUCT NONBEARING WALLS AND RELATED FINISHES. BASEMENT AND SECOND FLOOR TO 8TH FLOOR TO BE PRIVATE OPEN OFFICE ONLY. |
| 737 S BROADWAY 90014 | 15016-10000-15230 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/27/2015 | | INTERIOR T.I. - FIRE CONTROL AND UTILITY ROOMS IN BASEMENT |
| 737 S BROADWAY 90014 | 15044-10000-13362 | HVAC | PERMIT FINALED | 12/16/2015 | | INSTALL NEW AND REPLACE EXISTING HEAT PUMP SPLIT SYSTEMS SERVING AN EXISTING 8-STORY COMMERCIAL OFFICE BUILDING. SEE COMMENTS. |
| 737 S BROADWAY 90014 | 16026-10000-00093 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT EXPIRED | 04/16/2018 | | REPLACE ELEVATOR HALL LANDINGS |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|-------------|-----------------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 16041-10000-30410 | ELECTRICAL | APPLICATION WITHDRAWN | 08/26/2016 | | INSTALLATION OF NEW (150KW)GENERATOR, TRANSFER SWITCH, AND (75HP)FIREPUMP TO EXISTING HIGHRISE BUILDING. |
| 737 S BROADWAY 90014 | 16041-10001-30410 | ELECTRICAL | PERMIT FINALED | 09/11/2018 | | FULL PLAN CHECK FOR EXISTING BUILDING WITH NEW CONNECTED LOAD >400A - SCOPE INCLUDES INSTALLATION OF NEW (150KW)GENERATOR, TRANSFER SWITCH, AND (75HP)FIREPUMP, 20 CONDENSING UNITS, 13 NEW PANELS ANBD ELECTRICAL EQUIPMENT TO EXISTING HIGHRISE BUILDING |
| 737 S BROADWAY 90014 | 16041-10003-30410 | ELECTRICAL | PERMIT FINALED | 05/17/2021 | | <p>Changes to an approved set of plans, changes include the revision of single line diagram. Note changes under delta 2.</p> <hr/> <p>FULL PLAN CHECK FOR EXISTING BUILDING WITH NEW CONNECTED LOAD >400A - SCOPE INCLUDES INSTALLATION OF NEW (150KW)GENERATOR, TRANSFER SWITCH, AND (75HP)FIREPUMP, 20 CONDENSING UNITS, 13 NEW PANELS ANBD ELECTRICAL EQUIPMENT TO EXISTING HIGHRISE BUILDING</p> |
| 737 S BROADWAY 90014 | 17041-10000-26055 | ELECTRICAL | PERMIT FINALED | 08/01/2017 | | <p>PC FOR RESTROOM TI IN A HIGH RISE BUILDING ON THE BASEMENT LEVEL AND 2ND TO 8TH FLOORS FOR TITLE 24 ENERGY ONLY. TOTAL AFFECTED AREA 1810 SQ.FT. SCOPE INCLUDES NEW LIGHTS RECEPTACLES AND CIRCUITS. B# 15016-10000-03746</p> |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|-----------------------------------|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 18016-10000-09280 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 08/23/2018 | | ARCHITECTURAL REQUIREMENTS FOR THE HIGH RISE RETROFIT ORD. 163,836 AND 165,319. NO EXTERIOR WORK PER BROADWAY CDO. |
| 737 S BROADWAY 90014 | 18016-10001-09280 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 02/16/2023 | | SUPPLEMENTAL PERMIT TO #18016-10000-09289: TO ADD WATER CURTAINS AND CHANGE SWING OF OPERABLE FIRE ESCAPE WINDOWS ON FLOORS 5 - 8 . |
| 737 S BROADWAY 90014 | 1907LA02463 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 04/27/1907 | | REVIEWING STAND. |
| 737 S BROADWAY 90014 | 1908LA06097 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 10/27/1908 | | STORE 3 ROOMS ALL. |
| 737 S BROADWAY 90014 | 1908LA06154 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 10/29/1908 | | 3 FLOORS ALL. |
| 737 S BROADWAY 90014 | 1913LA02629 | BUILDING PERMIT BLDG-DEMOLITION | ISSUED | 03/01/1913 | | WRECK & REMOVE BLDG. |
| 737 S BROADWAY 90014 | 1913LA06189 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 05/05/1913 | | STORES & LOFTS. |
| 737 S BROADWAY 90014 | 1913LA06393 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 05/08/1913 | | CUT CHASES IN PARTY WALL & FOUNDATION BLDG ON SOUTH IS A CLASS "B" CHASES ABOUT 17' - C C FOR COLUMNS 26 TO ABOUT 30" X 30". |
| 737 S BROADWAY 90014 | 1913LA07212 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 05/24/1913 | | LOFTS 24 ROOMS. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1914LA20845 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 10/22/1914 | | LAYING 13/16" MAPLE FLOORING ON THE EAST 60' OF THE FIFTH FLOOR LOFT, SOUTH SIDE, NAILED TO 1 X 6 STRIPS SECURED TO FLOOR WITH SCREWS & EXPANSION SHIELDS. FIRE PROOF FILLING BETWEEN STRIPS. |
| 737 S BROADWAY 90014 | 1914LA23197 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 12/04/1914 | | DIVIDE THE UPPER NORTH LOFT 60 X 140 BY A 3" TILE PLASTERED PARTITION INTO 2 LOFTS NO OPENINGS (6TH FLOOR). 3" TILE PLASTERED WALL 2 ROOMS WIRE BETWEEN TILE HEIGHT 12" NO OPENINGS. |
| 737 S BROADWAY 90014 | 1915LA00132 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 01/04/1915 | | WE PROPOSE TO DIVIDE THE NORTH LOFT ON 8TH FLOOR INTO ROOMS AS SET FORTH IN SKETCH HEREWITH SUBMITTED THE TILE WALLS WILL BE PLASTERED ON BOTH SIDES. PERMIT FOR CHGS & ADD'N IN ELECTRIC WIRING WILL BE OBTAINED. THE ROOMS ARE TO BE USED FOR LODGE PURPOSES. K OF P. |
| 737 S BROADWAY 90014 | 1915LA00385 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 01/08/1915 | | MOVE PRESENT STORE FRONT BACK 10'-0" ADD 6'-0" TO PRESENT BALCONY. |
| 737 S BROADWAY 90014 | 1915LA01424 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 01/26/1915 | | BUILD A 6' TILE WALL ON FIRST STORY BETWEEN THE NORTH 30' & THE NEXT SOUTH 30' ON MIDDLE LINE OF COLUMNS. THE COLUMNS ARE 17' ON CENTERS, CLEAR SPACE 14'6" & 19' HIGH WALLS WILL BE BUILT AS PER ORDINANCE. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1915LA01886 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/04/1915 | | NEW REAR IRON STAIRWAY BSMNT TO SECOND FLOOR PRESENT ONE FROM MEZZANINE TO SECOND FLOOR OUT 2 NEW STAIRS IN REAR OF ELEVATOR, FIRST FLOOR TO BSMNT TILE PARTITION IN BSMNT & ABOUT STAIRS T & G PARTITION IN BSMNT NEW LINTELS IN BSMNT NEAR FRONT ELEVATOR (SEE OTHER SIDE). 3 DUMBWAITERS, BSMNT TO SECOND FLOOR REFRIGERATOR IN BSMNT TILE PARTITION AS SHOWN TOILETS OUT & NEW ONES IN PLUNGE CEILING MUSICIANS' GALLERY CUTTING FIRST FLOOR AS PER PLAN L CHANGING FRONT SHOWN CASE PARTITION. ENTIRE PERMIT & PLUMBING PRESENT WILL BE TAKEN OUR LATER ALSO ONE FOR NEW WORK ON SECOND FLOOR. |
| 737 S BROADWAY 90014 | 1915LA02503 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/16/1915 | | IN SOUTH LOFT, EIGHTH FLOOR INSTALL 4' HOLLOW TILE PARTITIONS, OUT TWO OPENINGS IN SOUTH WALL & INSTALL TWO HOLLOW METAL WINDOWS WITH WIRE GLASS TO COMPLY WITH ORD AS SHOWN ON PLANS. |
| 737 S BROADWAY 90014 | 1915LA03441 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/06/1915 | | ALTER/REPAIR, BUILD A 3" HOLLOW TILE PARTITION IN THE NORTH LOFT OF THE FIFTH FLOOR OF THE BLDG. REINFORCED WITH METAL STRIPS PLASTERED ON BOTH SIDES. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1915LA03562 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/08/2015 | | ALTER/REPAIR, THE ALTERATIONS CONSIST OF CUTTING PASSAGEWAY THROUGH EXISTING WALL, ERECTING NEW CORRIDOR WALL & CUTTING THE WHOLE INTO BANQUET ROOMS, ALL AS PER PLANS ALL WALLS 4" TILE & ALL WORK ON 2ND FL NORTH OF ISAACS BLDG. |
| 737 S BROADWAY 90014 | 1915LA03750 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/10/2015 | | BUILD T & G PARTITIONS AS SHOWN & LAY MAPLE FLOOR OVER CONCRETE AS INDICATED. |
| 737 S BROADWAY 90014 | 1915LA05093 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 04/02/2015 | | PUT NEW SKYLIGHT IN ROOF. NORTH 8TH FLOOR ROOM OF SOUTH ENTRANCE SAME AS OTHER SKYLIGHTS. THE ORIGINAL FRAMING PROVIDED FOR IT. |
| 737 S BROADWAY 90014 | 1915LA06737 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 05/06/2015 | | CONSTRUCTION PLUMBING - WIRING - VENTILATION STORY FRONT - BANQUET TRAIN SASH & DOOR OF FLOOR DEVA?TAR & ?KING INCREASE INVALUATION OF PERMIT #1886. |
| 737 S BROADWAY 90014 | 1915LA14716 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 12/08/2015 | | INSTALL 3" TILE PARTITION ON SEVENTH FLOOR, SOUTH LOFT, AS PER PLANS. |
| 737 S BROADWAY 90014 | 1916LA03759 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 06/22/2016 | | BUILD A 3" TILE PARTITION 12' HIGH ON 6TH FLOOR NORTH LOFT ISAACS BLDG, EAST & WEST, SAME BEING PROVIDED FOR IN ORIGINAL CONSTRUCTION. TILE TO BE BONDED WITH METAL LATH & PLASTERED BOTH SIDES. |
| 737 S BROADWAY 90014 | 1916LA03785 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 06/23/2016 | | TO BUILD TWO SKYLIGHTS 8' X 12' EACH OVER 8TH FLOOR NORTH LOFT. SKYLIGHT SHALL CONFORM TO CITY ORDINANCE & NO LIGHT OF THE WIRE GLASS SHALL BE GREATER THAN 16 X 48. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|-----------------------------------|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1916LA04184 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 07/14/1916 | | TO CUT OFF 10' FROM FRONT OF MEZZANINE FLOOR & TAKE OUT MEZZANINE STAIRS, TO TAKE OUT PRESENT STAIRS TO BSMNT & PUT IN NEW IRON STAIRS WHERE SHOWN. TO BUILD TOILETS & LOCKERS WHERE & AS SHOWN WITH VENTS. WALLS 3" HOLLOW TILE & PLASTERED. |
| 737 S BROADWAY 90014 | 1916LA04235 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/18/1916 | | REMODEL STORE FRONT AS PER OF PLANS & SPECIFICATIONS. |
| 737 S BROADWAY 90014 | 1916LA04337 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/24/1916 | | REPLACE IRON STAIR BY CONCRETE STAIRWAY. |
| 737 S BROADWAY 90014 | 1917LA00224 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/12/1917 | | BUILD A 3" TILE PARTITION WHERE ORIGINALLY INTENDED ALONG LINE COLUMNS, NOT CHANGING FIRE ESCAPE ACROSS & REMOVE ONE PRESENT PARTITION 4TH FLOOR. |
| 737 S BROADWAY 90014 | 1918LA04337 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 08/21/1918 | | RES 2 ROOMS 1 FAMILY. |
| 737 S BROADWAY 90014 | 1919LA05124 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/02/1919 | | WOOD & GLASS PARTITION ON PORCH & 5TH FLOOR. |
| 737 S BROADWAY 90014 | 1919LA11258 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 11/21/1919 | | PUT IN I BEAMS TO CARRY ELEVATOR NO MACHINE ROOM MACHINERY. |
| 737 S BROADWAY 90014 | 1919LA11536 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 11/28/1919 | | REMOVE ONE PARTITION AS SHOWN ON DRAWINGS. |
| 737 S BROADWAY 90014 | 1920LA08593 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 06/15/1920 | | TO INSTALL A WINDOW METAL SASH & WIRE GLASS IN SOUTH WALL, 5TH STORY, IN BRICK FILLER WALL - DIRECTLY UNDER WALL BEAM. TO TAKE OUT A PORTION OF TILE WALL. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--|--------|-------------|--------------------------|---------------|
| 737 S BROADWAY 90014 | 1922LA26409 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/05/1922 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1924LA20919 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 05/02/1924 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1924LA34197 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/22/1924 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1928LA06844 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/08/1928 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA16687 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/18/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA17259 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/25/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA17314 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/26/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA18074 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 09/03/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA18536 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 09/10/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA18754 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 09/12/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1934LA00581 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 01/16/1934 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1936LA27342 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 10/06/1936 | | ALTER/REPAIR. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1937LA22069 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 07/01/1937 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1943 00969 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 02/11/1943 | | This document shows the following information: Stories = 2. |
| 737 S BROADWAY 90014 | 1943 00970 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 02/11/1943 | | This document shows the following information: Stories = 2. |
| 737 S BROADWAY 90014 | 1943LA00969 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/15/1943 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1943LA00970 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/15/1943 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1946 08152 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/22/1946 | | DEMOLISH OLD ELEVATOR & REMOVE FROM STORE BLDG. SEE LATER PERMIT FOR CHANGES. |
| 737 S BROADWAY 90014 | 1947 10581 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 04/18/1947 | | This document shows the following information: Type Const 1 = 1; Stories = 5. |
| 737 S BROADWAY 90014 | 1947 23123 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 08/07/1947 | | This document shows the following information: Type Const 1 = 1; Stories = 8. |
| 737 S BROADWAY 90014 | 1947 36694 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 12/30/1947 | | This document shows the following information: Type Const 1 = 1; Stories = 8. |
| 737 S BROADWAY 90014 | 1947LA10581 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/18/1947 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1947LA23123 | BUILDING PERMIT ALTERATION | ISSUED | 08/07/1947 | | REVISE FORMER PERMIT. |
| 737 S BROADWAY 90014 | 1947LA36694 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 12/30/1947 | | ALTER/REPAIR. |

City of Los Angeles
Department of Building and Safety



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--------------------------------------|--------|-------------|--------------------------|--|
| 737 S BROADWAY 90014 | 1951LA05583 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/30/1951 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953 50762 | BUILDING PERMIT BLDG-ALTER/REPAIR | | 01/26/1953 | | This document shows the following information: Type Const 1 = 5; Stories = 8. |
| 737 S BROADWAY 90014 | 1953LA50762 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/26/1953 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953LA63336 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 06/22/1953 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953LA70751 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 09/15/1953 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953LA76871 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 12/31/1953 | | ADD'N STORE. |
| 737 S BROADWAY 90014 | 1954LA78231 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/20/1954 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1970LA11477 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/01/1970 | | NEW TRANSFORMER VAULT & STAIR ENCL NEW STAIRS BSMNT TO 4TH FLR, STAIR BSMNT TO 1ST FLR NEW ELEV & ESCALATOR, NEW ELEC & AIR COND, NEW STORE FRONT CEILING ETC, BSMNT THRU 4TH FLOOR. |
| 737 S BROADWAY 90014 | 1970LA11557 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/01/1970 | | NEW TRANSFORMER VAULT & STAIR ENCL NEW STAIRS BSMNT TO 4TH FLOOR, STAIR BSMNT TO 1ST FLOOR, NEW ELEVATOR & ESCALATOR, NEW ELEC & AIR COND, NEW STORE FRONT CEILINGS ETC, BSMNT THRU 4TH. |
| 737 S BROADWAY 90014 | 1970LA17005 | BUILDING PERMIT SIGN | ISSUED | 10/07/1970 | | NEW LTRS 39 FT X 1 FT 8 INCH. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|---------------------------------|-------------------|-----------------------------------|----------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1986LA43508 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 08/12/1986 | | ALTER STORE FRONT & INTERIOR WALLS HC DRESSING ROOM. |
| 737 S BROADWAY 90014 | 1994LA14365 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 02/01/1994 | | 2-HOUR SEPARATION BETWEEN 1ST & 2ND FLOOR TO CREATE A PARTIALLY OCCUPIED BLDG FOR FIRE LIFE SAFETY. |
| 737 S BROADWAY 90014 | 1995LA35422 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 05/12/1995 | | NEW SHELVES, STORE FRONT, NEW HANDICAPPED BATHROOMS. |
| 737 S BROADWAY 90014 | 1996LA48092 | BUILDING PERMIT SIGN | ISSUED | 02/20/1996 | | CHANNEL LETTERS URM-NO IMPACT TOOLS ALLOWED SERIAL 57889. |
| 737 S BROADWAY 90014 | 96043-10000-00552 | FIRE SPRINKLER | PERMIT FINALED | 12/04/1996 | | retrofit work on the first floor of the high rise building |
| 737 S BROADWAY 90014 | 98016-10000-04313 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT FINALED | 12/09/1998 | | NEW 2 HR. SHAFT WALL & 1-1/2 HR DOOR ON THE 4TH FLOOR. (9 LINEAR FT) Provide locking doors at the exit shafts per MGD 75. VACANT ABOVE THE 1ST FLOOR. |
| 737 S BROADWAY 90014 | AF 36740 | AFFIDAVIT MAINTENANCE OF BUILDING | ISSUED | 06/18/1970 | | |
| 737 S BROADWAY 90014 | AF 36741 | AFFIDAVIT MAINTENANCE OF BUILDING | ISSUED | 06/26/1970 | | |
| 737 S BROADWAY 5th floor 90014 | 22016-30000-02631 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/01/2023 | | Tenant improvement in existing office on the 5th floor of 8 story building Scope of work to include new partitions to create new offices and conference room. No change in use. Interior work only. |
| 737 S BROADWAY KB 737 BLD 90014 | 11016-10000-18048 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 12/29/2011 | | INFILL OPENINGS ON 1ST & 2ND FLOOR IN FLOOR. |



Department of Building and Safety

PERMIT INFORMATION: 739 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|-----------------------------------|--------|-------------|--------------------------|---|
| 739 S BROADWAY 90014 | 0986G141 | ELECTRICAL PERMIT | | 09/17/1986 | | *ADDRESS INCLUDES 737, 739 BROADWAY S. |
| 739 S BROADWAY 90014 | 1907LA02463 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 04/27/1907 | | REVIEWING STAND. |
| 739 S BROADWAY 90014 | 1908LA05580 | BUILDING PERMIT BLDG-DEMOLITION | ISSUED | 10/06/1908 | | DEMOLISH ONLY. |
| 739 S BROADWAY 90014 | 1908LA06154 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 10/29/1908 | | 3 FLOORS ALL. |
| 739 S BROADWAY 90014 | 1914LA23142 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 12/03/1914 | | CHG OFC SO AS TO NOT COMPLETE WITH FIRE ESCAPE. |
| 739 S BROADWAY 90014 | 1914LA23563 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 12/10/1914 | | I WISH TO PUT A PARTITION ACROSS THE REAR OF ROOM 28' FROM REAR OF A T & G 7-0 HIGH LEAVING 7-6 OPENING TO CEILING LEAVE 4-0 CLEAR OPENING TO FIRE ESCAPE. |
| 739 S BROADWAY 90014 | 1915LA09382 | MECHANICAL PERMIT PLUMBING | ISSUED | 06/21/1915 | | |
| 739 S BROADWAY 90014 | 1916LA06947 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 11/24/1916 | | CHG OFFICES & PARTITIONS & CUT DOWN PARTITIONS IN HEIGHT CONSTRUCTION OF WOOD & GLASS 5'6" HIGH 7TH FLOOR. |
| 739 S BROADWAY 90014 | 1917LA00335 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/17/1917 | | PUT IN PARTITION 7' HIGH WITH 3' DOOR PUT IN SHELVING & OFC LOFT IS 12' HIGH SAME TENANT. |
| 739 S BROADWAY 90014 | 1917LA00521 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 01/26/1917 | | BUILD ABOUT 12 DRESSING ROOMS 7' HIGH OPEN AT TOP. ALSO PARTITION OFF SPACE IN REAR FOR WORK ROOM. ALL HALLWAYS LEADING TO FIRE ESCAPES WILL HAVE AT LEAST 3' PASSAGE WAY. FIREPROOF PARTITION. |



PERMIT INFORMATION: 739 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|-----------------------------------|--------|-------------|--------------------------|---|
| 739 S BROADWAY 90014 | 1917LA01294 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/05/1917 | | PARTITION OF WOOD & GLASS WITH SHOEMAKER BOARD PANELS. |
| 739 S BROADWAY 90014 | 1917LA01551 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/15/1917 | | CUT OPENING 5' WIDE IN NORTH BRICK WALL, 5TH FLOOR & INSTALL METAL WINDOW WITH WIRE GLASS SIMILAR TO THE ONES NOW IN WINDOW TO BE PLACED IMMEDIATELY BELOW CONCRETE BEAM. |
| 739 S BROADWAY 90014 | 1918LA03746 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/19/1918 | | TO CUT THIS CONCRETE FLOOR SLAB ON 7TH FLOOR & ERECT REINFORCED CONCRETE STAIRS FROM 6TH TO 7TH FLOOR. |
| 739 S BROADWAY 90014 | 1919LA02909 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 04/22/1919 | | STATED ON ATTACHED SHEET. THE NEW WINDOWS ARE FIRE EXPOSED & ARE TO BE UNDERWRITER WINDOWS WIRE GLASS. THE CUTTING IS ONLY THREE FILLER WALLS BELOW BEAM. |
| 739 S BROADWAY 90014 | 1919LA06115 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/31/1919 | | PLACE AN ELECTRIC SIGN ON ROOF. |
| 739 S BROADWAY 90014 | 1920LA10467 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/16/1920 | | CUTTING OPENING AT A RE? ING PARTITION FORM C TO D WILL PUT FIRE ESCAPE ? AT OPING A & B. |
| 739 S BROADWAY 90014 | 1922LA17993 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 05/26/1922 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1923LA62452 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 12/31/1923 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1927LA06359 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/09/1927 | | ALTER/REPAIR, WALL, TOILET & DOOR. |
| 739 S BROADWAY 90014 | 1930LA09830 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 04/30/1930 | | ALTER/REPAIR. |

City of Los Angeles
Department of Building and Safety



PERMIT INFORMATION: 739 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--|--------|-------------|--------------------------|---|
| 739 S BROADWAY 90014 | 1930LA11677 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 05/20/1930 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1934LA00174 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 01/05/1934 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1934LA09357 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 07/23/1934 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1939LA20067 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 05/22/1939 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1939LA22968 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 06/09/1939 | | TILE WORK AND PLASTERING OF PARTITION ON FIFTH FLOOR. |
| 739 S BROADWAY 90014 | 1940LA23763 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 06/18/1940 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1940LA30539 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/02/1940 | | RE-ROOF. |
| 739 S BROADWAY 90014 | 1943LA01550 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/11/1943 | | ADDITION OF OFFICE PARTITIONS. |
| 739 S BROADWAY 90014 | 1946 05139 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 01/06/1946 | | This document shows the following information: Type Const 1 = 1. |
| 739 S BROADWAY 90014 | 1946 05140 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 01/06/1946 | | This document shows the following information: Type Const 1 = 1. |
| 739 S BROADWAY 90014 | 1946 08152 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/22/1946 | | DEMOLISH OLD ELEVATOR & REMOVE FROM STORE BLDG. SEE LATER PERMIT FOR CHANGES. |
| 739 S BROADWAY 90014 | 1947LA17885 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/12/1947 | | ALTER/REPAIR. |



PERMIT INFORMATION: 739 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|-----------------------------------|--------|-------------|--------------------------|------------------------------------|
| 739 S BROADWAY 90014 | 1948LA05139 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/06/1948 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1948LA05140 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/06/1948 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1954LA78941 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 02/01/1954 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1954LA91457 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/26/1954 | | ALTER/REPAIR. |
| 739 S BROADWAY 90014 | 1956LA52007 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 08/07/1956 | | CHG OF OCC. |
| 739 S BROADWAY 90014 | 1986LA46506 | BUILDING PERMIT SIGN | ISSUED | 09/23/1986 | | NEW INDIVIDUAL LETTERS (ON SITE). |
| 739 S BROADWAY 90014 | AF 3635 | AFFIDAVIT MISCELLANEOUS | ISSUED | 07/06/1943 | | |
| 739 S BROADWAY 90014 | AFF 3635 | AFFIDAVIT MISCELLANEOUS | | 07/06/1943 | | *PORTION OF LOTS 3 & 14 INCLUSIVE. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|--|-------------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 14016-10000-12343 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT FINALED | 06/04/2015 | | GAP RETAIL STORE TENANT IMPROVEMENT on ground floor irregular 58' 9" x 140' 2" |
| 737 S BROADWAY 90014 | 14016-10000-12344 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT EXPIRED | 10/31/2016 | 128879 | GAP RETAIL STORE EXTERIOR FACADE REMODEL TO GROUND FLOOR. NEW STOREFRONT SYSTEM and add awnings to the store front facade as per architectural plans |
| 737 S BROADWAY 90014 | 14016-10000-14361 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT EXPIRED | 11/14/2016 | | INSTALLATION OF STORAGE RACKS ONLY at rear of retail tenant space |
| 737 S BROADWAY 90014 | 14016-10000-19782 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT FINALED | 06/08/2015 | | Interior alteration to (E) retail/office bldg. non bearing partition length = 79' |
| 737 S BROADWAY 90014 | 14016-10000-22801 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT FINALED | 01/20/2017 | | 2HR SEPARATIONS AND 90 MIN. DOORS PER MODIFICATION REQUIREMENT OF HIGH RISE RETROFIT ORDINANCE (AS REQUIRED BY THE FIRE DEPARTMENT). NEW 2HR PARTITIONS TO ENCLOSE ELEVATOR SHAFT ON FLOORS 2 THROUGH 8. NEW PARTITION TO ENLARGE BATHROOM. |
| 737 S BROADWAY 90014 | 14016-10001-08305 | ADMINISTRATIVE APPROVAL EXTENSION OF TIME | PERMIT FINALED | 06/22/2018 | | ** SUPPLEMENTAL PERMIT FOR THE RENOVATION OF A PORTION OF THE FIRST/2ND/3RD FLOOR FACADE(INCLUDING DOUBLE DOORS), NEW WINDOWS IN EXISTING OPENINGS (2ND-3RD FLOORS ONLY), RESURFACE EXISTING MARQUEE < HISTORICAL.BUILDING><<2 hour SEPARATION WALL, FIRE DOORS etc,UNDER 14016-10000-22801>> |

City of Los Angeles
Department of Building and Safety



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------------|--|-------------------|-------------|--------------------------|--|
| 737 S BROADWAY 90014 | 14016-10001-08305 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT FINALED | 06/22/2018 | | ** SUPPLEMENTAL PERMIT FOR THE RENOVATION OF A PORTION OF THE FIRST/2ND/3RD FLOOR FACADE(INCLUDING DOUBLE DOORS), NEW WINDOWS IN EXISTING OPENINGS (2ND-3RD FLOORS ONLY), RESURFACE EXISTING MARQUEE < HISTORICAL.BUILDING><<2 hour SEPARATION WALL, FIRE DOORS etc,UNDER 14016- 10000-22801>> |
| 737 S BROADWAY 90014 | 14041-10000-30856 | ELECTRICAL | PERMIT EXPIRED | 11/06/2014 | | Installation of new fire alarm system for existing commercial highrise building. 128 total devices + 1 control panel. |
| 737 S BROADWAY 90014 | 14043-10000-04058 | FIRE SPRINKLER | PERMIT FINALED | 09/29/2014 | | Installation of fire sprinkler system on 1st floor of 8 story building. 4" main to remain, branch lines are new PER CRA: Work shall not alter the historic facade |
| 737 S BROADWAY 90014 | 14043-10004-05200 | FIRE SPRINKLER | ISSUED | 08/31/2018 | | REVISION TO PREVIOUSLY APPROVED PLANS. FIRE PROTECTION TENANT IMPROVEMENT IN AN EXISTING 8 STORY BUILDING. NEW MASTER PRV AND REVISION TO BASEMENT LEVEL SPRINKLER SYSTEM. EXISTING 6" FIRE SERVICE @737 BROADWAY; EXISITING 6" RP DEVICE. |
| 737 S BROADWAY 90014 | 14043-20000-05200 | FIRE SPRINKLER | ISSUED | 12/18/2014 | | NEW FIRE SPRINKLER INSTALLATION IN EXISTING 5 STORY BUILDING. NEW ELEC FIRE PUMP W/EMERGENCY GEN. EXISTING 6" FIRE SERVICE @737 BROADWAY; NEW 6" RP DEVICE. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------------|--|----------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 14043-20002-05200 | FIRE SPRINKLER | ISSUED | 05/08/2018 | | PERMIT TO CHANGE WORK DESCRIPTION: NEW FIRE SPRINKLER SYSTEM FOR EXISTING 8 STORY BUILDING. NEW FIRE PUMP, EXISTING 6" FIRE SERVICE NEW 6" RP DEVICE. *NO FEE DEPARTMENT ERROR* |
| 737 S BROADWAY 90014 | 14044-10000-08285 | HVAC | PERMIT EXPIRED | 08/18/2014 | | TI -RETAIL CRA approval is limited to 1) interior work, 2) one new louver facing the rear of the building for exhaust & 3) replacement of existing split unit condenser on the roof of the rear 2-story building projection. No approval for any other exterior alteration is approved under this permit. |
| 737 S BROADWAY 90014 | 15016-10000-03746 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/10/2015 | | INTERIOR TENANT IMPROVEMENT TO REMOVE AND REBUILD RESTROOMS ON THE BASEMENT LEVEL AND 2ND TO 8TH FLOORS. ADD PLUMBING FIXTURES TO THE BASEMENT RESTROOM. CONSTRUCT NONBEARING WALLS AND RELATED FINISHES. BASEMENT AND SECOND FLOOR TO 8TH FLOOR TO BE PRIVATE OPEN OFFICE ONLY. |
| 737 S BROADWAY 90014 | 15016-10000-15230 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/27/2015 | | INTERIOR T.I. - FIRE CONTROL AND UTILITY ROOMS IN BASEMENT |
| 737 S BROADWAY 90014 | 15044-10000-13362 | HVAC | PERMIT FINALED | 12/16/2015 | | INSTALL NEW AND REPLACE EXISTING HEAT PUMP SPLIT SYSTEMS SERVING AN EXISTING 8-STORY COMMERCIAL OFFICE BUILDING. SEE COMMENTS. |
| 737 S BROADWAY 90014 | 16026-10000-00093 | BUILDING PERMIT BLDG- ALTER/REPAIR | PERMIT EXPIRED | 04/16/2018 | | REPLACE ELEVATOR HALL LANDINGS |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|-------------|-----------------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 16041-10000-30410 | ELECTRICAL | APPLICATION WITHDRAWN | 08/26/2016 | | INSTALLATION OF NEW (150KW)GENERATOR, TRANSFER SWITCH, AND (75HP)FIREPUMP TO EXISTING HIGHRISE BUILDING. |
| 737 S BROADWAY 90014 | 16041-10001-30410 | ELECTRICAL | PERMIT FINALED | 09/11/2018 | | FULL PLAN CHECK FOR EXISTING BUILDING WITH NEW CONNECTED LOAD >400A - SCOPE INCLUDES INSTALLATION OF NEW (150KW)GENERATOR, TRANSFER SWITCH, AND (75HP)FIREPUMP, 20 CONDENSING UNITS, 13 NEW PANELS ANBD ELECTRICAL EQUIPMENT TO EXISTING HIGHRISE BUILDING |
| 737 S BROADWAY 90014 | 16041-10003-30410 | ELECTRICAL | PERMIT FINALED | 05/17/2021 | | Changes to an approved set of plans, changes include the revision of single line diagram. Note changes under delta 2. FULL PLAN CHECK FOR EXISTING BUILDING WITH NEW CONNECTED LOAD >400A - SCOPE INCLUDES INSTALLATION OF NEW (150KW)GENERATOR, TRANSFER SWITCH, AND (75HP)FIREPUMP, 20 CONDENSING UNITS, 13 NEW PANELS ANBD ELECTRICAL EQUIPMENT TO EXISTING HIGHRISE BUILDING |
| 737 S BROADWAY 90014 | 17041-10000-26055 | ELECTRICAL | PERMIT FINALED | 08/01/2017 | | PC FOR RESTROOM TI IN A HIGH RISE BUILDING ON THE BASEMENT LEVEL AND 2ND TO 8TH FLOORS FOR TITLE 24 ENERGY ONLY. TOTAL AFFECTED AREA 1810 SQ.FT. SCOPE INCLUDES NEW LIGHTS RECEPTACLES AND CIRCUITS. B# 15016-10000-03746 |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------------|--------------------------------------|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 18016-10000-09280 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 08/23/2018 | | ARCHITECTURAL REQUIREMENTS FOR THE HIGH RISE RETROFIT ORD. 163,836 AND 165,319. NO EXTERIOR WORK PER BROADWAY CDO. |
| 737 S BROADWAY 90014 | 18016-10001-09280 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 02/16/2023 | | SUPPLEMENTAL PERMIT TO #18016-10000-09289: TO ADD WATER CURTAINS AND CHANGE SWING OF OPERABLE FIRE ESCAPE WINDOWS ON FLOORS 5 - 8 . |
| 737 S BROADWAY 90014 | 1907LA02463 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 04/27/1907 | | REVIEWING STAND. |
| 737 S BROADWAY 90014 | 1908LA06097 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 10/27/1908 | | STORE 3 ROOMS ALL. |
| 737 S BROADWAY 90014 | 1908LA06154 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 10/29/1908 | | 3 FLOORS ALL. |
| 737 S BROADWAY 90014 | 1913LA02629 | BUILDING PERMIT BLDG-DEMOLITION | ISSUED | 03/01/1913 | | WRECK & REMOVE BLDG. |
| 737 S BROADWAY 90014 | 1913LA06189 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 05/05/1913 | | STORES & LOFTS. |
| 737 S BROADWAY 90014 | 1913LA06393 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 05/08/1913 | | CUT CHASES IN PARTY WALL & FOUNDATION BLDG ON SOUTH IS A CLASS "B" CHASES ABOUT 17' - C C FOR COLUMNS 26 TO ABOUT 30" X 30". |
| 737 S BROADWAY 90014 | 1913LA07212 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 05/24/1913 | | LOFTS 24 ROOMS. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1914LA20845 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 10/22/1914 | | LAYING 13/16" MAPLE FLOORING ON THE EAST 60' OF THE FIFTH FLOOR LOFT, SOUTH SIDE, NAILED TO 1 X 6 STRIPS SECURED TO FLOOR WITH SCREWS & EXPANSION SHIELDS. FIRE PROOF FILLING BETWEEN STRIPS. |
| 737 S BROADWAY 90014 | 1914LA23197 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 12/04/1914 | | DIVIDE THE UPPER NORTH LOFT 60 X 140 BY A 3" TILE PLASTERED PARTITION INTO 2 LOFTS NO OPENINGS (6TH FLOOR). 3" TILE PLASTERED WALL 2 ROOMS WIRE BETWEEN TILE HEIGHT 12" NO OPENINGS. |
| 737 S BROADWAY 90014 | 1915LA00132 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 01/04/1915 | | WE PROPOSE TO DIVIDE THE NORTH LOFT ON 8TH FLOOR INTO ROOMS AS SET FORTH IN SKETCH HEREWITH SUBMITTED THE TILE WALLS WILL BE PLASTERED ON BOTH SIDES. PERMIT FOR CHGS & ADD'N IN ELECTRIC WIRING WILL BE OBTAINED. THE ROOMS ARE TO BE USED FOR LODGE PURPOSES. K OF P. |
| 737 S BROADWAY 90014 | 1915LA00385 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 01/08/1915 | | MOVE PRESENT STORE FRONT BACK 10'-0" ADD 6'-0" TO PRESENT BALCONY. |
| 737 S BROADWAY 90014 | 1915LA01424 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 01/26/1915 | | BUILD A 6' TILE WALL ON FIRST STORY BETWEEN THE NORTH 30' & THE NEXT SOUTH 30' ON MIDDLE LINE OF COLUMNS. THE COLUMNS ARE 17' ON CENTERS, CLEAR SPACE 14'6" & 19' HIGH WALLS WILL BE BUILT AS PER ORDINANCE. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1915LA01886 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/04/1915 | | NEW REAR IRON STAIRWAY BSMNT TO SECOND FLOOR PRESENT ONE FROM MEZZANINE TO SECOND FLOOR OUT 2 NEW STAIRS IN REAR OF ELEVATOR, FIRST FLOOR TO BSMNT TILE PARTITION IN BSMNT & ABOUT STAIRS T & G PARTITION IN BSMNT NEW LINTELS IN BSMNT NEAR FRONT ELEVATOR (SEE OTHER SIDE). 3 DUMBWAITERS, BSMNT TO SECOND FLOOR REFRIGERATOR IN BSMNT TILE PARTITION AS SHOWN TOILETS OUT & NEW ONES IN PLUNGE CEILING MUSICIANS' GALLERY CUTTING FIRST FLOOR AS PER PLAN L CHANGING FRONT SHOWN CASE PARTITION. ENTIRE PERMIT & PLUMBING PRESENT WILL BE TAKEN OUR LATER ALSO ONE FOR NEW WORK ON SECOND FLOOR. |
| 737 S BROADWAY 90014 | 1915LA02503 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/16/1915 | | IN SOUTH LOFT, EIGHTH FLOOR INSTALL 4' HOLLOW TILE PARTITIONS, OUT TWO OPENINGS IN SOUTH WALL & INSTALL TWO HOLLOW METAL WINDOWS WITH WIRE GLASS TO COMPLY WITH ORD AS SHOWN ON PLANS. |
| 737 S BROADWAY 90014 | 1915LA03441 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/06/1915 | | ALTER/REPAIR, BUILD A 3" HOLLOW TILE PARTITION IN THE NORTH LOFT OF THE FIFTH FLOOR OF THE BLDG. REINFORCED WITH METAL STRIPS PLASTERED ON BOTH SIDES. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|-------------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1915LA03562 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/08/2015 | | ALTER/REPAIR, THE ALTERATIONS CONSIST OF CUTTING PASSAGEWAY THROUGH EXISTING WALL, ERECTING NEW CORRIDOR WALL & CUTTING THE WHOLE INTO BANQUET ROOMS, ALL AS PER PLANS ALL WALLS 4" TILE & ALL WORK ON 2ND FL NORTH OF ISAACS BLDG. |
| 737 S BROADWAY 90014 | 1915LA03750 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/10/2015 | | BUILD T & G PARTITIONS AS SHOWN & LAY MAPLE FLOOR OVER CONCRETE AS INDICATED. |
| 737 S BROADWAY 90014 | 1915LA05093 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 04/02/2015 | | PUT NEW SKYLIGHT IN ROOF. NORTH 8TH FLOOR ROOM OF SOUTH ENTRANCE SAME AS OTHER SKYLIGHTS. THE ORIGINAL FRAMING PROVIDED FOR IT. |
| 737 S BROADWAY 90014 | 1915LA06737 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 05/06/2015 | | CONSTRUCTION PLUMBING - WIRING - VENTILATION STORY FRONT - BANQUET TRAIN SASH & DOOR OF FLOOR DEVA?TAR & ?KING INCREASE INVALUATION OF PERMIT #1886. |
| 737 S BROADWAY 90014 | 1915LA14716 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 12/08/2015 | | INSTALL 3" TILE PARTITION ON SEVENTH FLOOR, SOUTH LOFT, AS PER PLANS. |
| 737 S BROADWAY 90014 | 1916LA03759 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 06/22/2016 | | BUILD A 3" TILE PARTITION 12' HIGH ON 6TH FLOOR NORTH LOFT ISAACS BLDG, EAST & WEST, SAME BEING PROVIDED FOR IN ORIGINAL CONSTRUCTION. TILE TO BE BONDED WITH METAL LATH & PLASTERED BOTH SIDES. |
| 737 S BROADWAY 90014 | 1916LA03785 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 06/23/2016 | | TO BUILD TWO SKYLIGHTS 8' X 12' EACH OVER 8TH FLOOR NORTH LOFT. SKYLIGHT SHALL CONFORM TO CITY ORDINANCE & NO LIGHT OF THE WIRE GLASS SHALL BE GREATER THAN 16 X 48. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|-----------------------------------|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1916LA04184 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 07/14/1916 | | TO CUT OFF 10' FROM FRONT OF MEZZANINE FLOOR & TAKE OUT MEZZANINE STAIRS, TO TAKE OUT PRESENT STAIRS TO BSMNT & PUT IN NEW IRON STAIRS WHERE SHOWN. TO BUILD TOILETS & LOCKERS WHERE & AS SHOWN WITH VENTS. WALLS 3" HOLLOW TILE & PLASTERED. |
| 737 S BROADWAY 90014 | 1916LA04235 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/18/1916 | | REMODEL STORE FRONT AS PER OF PLANS & SPECIFICATIONS. |
| 737 S BROADWAY 90014 | 1916LA04337 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/24/1916 | | REPLACE IRON STAIR BY CONCRETE STAIRWAY. |
| 737 S BROADWAY 90014 | 1917LA00224 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/12/1917 | | BUILD A 3" TILE PARTITION WHERE ORIGINALLY INTENDED ALONG LINE COLUMNS, NOT CHANGING FIRE ESCAPE ACROSS & REMOVE ONE PRESENT PARTITION 4TH FLOOR. |
| 737 S BROADWAY 90014 | 1918LA04337 | BUILDING PERMIT NEW CONSTRUCTION | ISSUED | 08/21/1918 | | RES 2 ROOMS 1 FAMILY. |
| 737 S BROADWAY 90014 | 1919LA05124 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/02/1919 | | WOOD & GLASS PARTITION ON PORCH & 5TH FLOOR. |
| 737 S BROADWAY 90014 | 1919LA11258 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 11/21/1919 | | PUT IN I BEAMS TO CARRY ELEVATOR NO MACHINE ROOM MACHINERY. |
| 737 S BROADWAY 90014 | 1919LA11536 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 11/28/1919 | | REMOVE ONE PARTITION AS SHOWN ON DRAWINGS. |
| 737 S BROADWAY 90014 | 1920LA08593 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 06/15/1920 | | TO INSTALL A WINDOW METAL SASH & WIRE GLASS IN SOUTH WALL, 5TH STORY, IN BRICK FILLER WALL - DIRECTLY UNDER WALL BEAM. TO TAKE OUT A PORTION OF TILE WALL. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--|--------|-------------|--------------------------|---------------|
| 737 S BROADWAY 90014 | 1922LA26409 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/05/1922 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1924LA20919 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 05/02/1924 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1924LA34197 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/22/1924 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1928LA06844 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/08/1928 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA16687 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/18/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA17259 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/25/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA17314 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 08/26/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA18074 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 09/03/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA18536 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 09/10/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1931LA18754 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 09/12/1931 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1934LA00581 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 01/16/1934 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1936LA27342 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 10/06/1936 | | ALTER/REPAIR. |



PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--|--------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1937LA22069 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 07/01/1937 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1943 00969 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 02/11/1943 | | This document shows the following information: Stories = 2. |
| 737 S BROADWAY 90014 | 1943 00970 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 02/11/1943 | | This document shows the following information: Stories = 2. |
| 737 S BROADWAY 90014 | 1943LA00969 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/15/1943 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1943LA00970 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 02/15/1943 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1946 08152 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/22/1946 | | DEMOLISH OLD ELEVATOR & REMOVE FROM STORE BLDG. SEE LATER PERMIT FOR CHANGES. |
| 737 S BROADWAY 90014 | 1947 10581 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 04/18/1947 | | This document shows the following information: Type Const 1 = 1; Stories = 5. |
| 737 S BROADWAY 90014 | 1947 23123 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 08/07/1947 | | This document shows the following information: Type Const 1 = 1; Stories = 8. |
| 737 S BROADWAY 90014 | 1947 36694 | BUILDING PERMIT BLDG- ALTER/REPAIR | | 12/30/1947 | | This document shows the following information: Type Const 1 = 1; Stories = 8. |
| 737 S BROADWAY 90014 | 1947LA10581 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 03/18/1947 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1947LA23123 | BUILDING PERMIT ALTERATION | ISSUED | 08/07/1947 | | REVISE FORMER PERMIT. |
| 737 S BROADWAY 90014 | 1947LA36694 | BUILDING PERMIT BLDG- ALTER/REPAIR | ISSUED | 12/30/1947 | | ALTER/REPAIR. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|----------------------|-------------|--------------------------------------|--------|-------------|--------------------------|--|
| 737 S BROADWAY 90014 | 1951LA05583 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/30/1951 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953 50762 | BUILDING PERMIT BLDG-ALTER/REPAIR | | 01/26/1953 | | This document shows the following information: Type Const 1 = 5; Stories = 8. |
| 737 S BROADWAY 90014 | 1953LA50762 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/26/1953 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953LA63336 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 06/22/1953 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953LA70751 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 09/15/1953 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1953LA76871 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 12/31/1953 | | ADD'N STORE. |
| 737 S BROADWAY 90014 | 1954LA78231 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 01/20/1954 | | ALTER/REPAIR. |
| 737 S BROADWAY 90014 | 1970LA11477 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/01/1970 | | NEW TRANSFORMER VAULT & STAIR ENCL NEW STAIRS BSMNT TO 4TH FLR, STAIR BSMNT TO 1ST FLR NEW ELEV & ESCALATOR, NEW ELEC & AIR COND, NEW STORE FRONT CEILING ETC, BSMNT THRU 4TH FLOOR. |
| 737 S BROADWAY 90014 | 1970LA11557 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 07/01/1970 | | NEW TRANSFORMER VAULT & STAIR ENCL NEW STAIRS BSMNT TO 4TH FLOOR, STAIR BSMNT TO 1ST FLOOR, NEW ELEVATOR & ESCALATOR, NEW ELEC & AIR COND, NEW STORE FRONT CEILINGS ETC, BSMNT THRU 4TH. |
| 737 S BROADWAY 90014 | 1970LA17005 | BUILDING PERMIT SIGN | ISSUED | 10/07/1970 | | NEW LTRS 39 FT X 1 FT 8 INCH. |



Department of Building and Safety

PERMIT INFORMATION: 737 S BROADWAY 90014

| ADDRESS | PERMIT # | PERMIT TYPE | STATUS | STATUS DATE | CERTIFICATE OF OCCUPANCY | DESCRIPTION |
|---------------------------------|-------------------|-----------------------------------|----------------|-------------|--------------------------|---|
| 737 S BROADWAY 90014 | 1986LA43508 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 08/12/1986 | | ALTER STORE FRONT & INTERIOR WALLS HC DRESSING ROOM. |
| 737 S BROADWAY 90014 | 1994LA14365 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 02/01/1994 | | 2-HOUR SEPARATION BETWEEN 1ST & 2ND FLOOR TO CREATE A PARTIALLY OCCUPIED BLDG FOR FIRE LIFE SAFETY. |
| 737 S BROADWAY 90014 | 1995LA35422 | BUILDING PERMIT BLDG-ADDITION | ISSUED | 05/12/1995 | | NEW SHELVES, STORE FRONT, NEW HANDICAPPED BATHROOMS. |
| 737 S BROADWAY 90014 | 1996LA48092 | BUILDING PERMIT SIGN | ISSUED | 02/20/1996 | | CHANNEL LETTERS URM-NO IMPACT TOOLS ALLOWED SERIAL 57889. |
| 737 S BROADWAY 90014 | 96043-10000-00552 | FIRE SPRINKLER | PERMIT FINALED | 12/04/1996 | | retrofit work on the first floor of the high rise building |
| 737 S BROADWAY 90014 | 98016-10000-04313 | BUILDING PERMIT BLDG-ALTER/REPAIR | PERMIT FINALED | 12/09/1998 | | NEW 2 HR. SHAFT WALL & 1-1/2 HR DOOR ON THE 4TH FLOOR. (9 LINEAR FT) Provide locking doors at he exit shafts per MGD 75. VACANT ABOVE THE 1ST FLOOR. |
| 737 S BROADWAY 90014 | AF 36740 | AFFIDAVIT MAINTENANCE OF BUILDING | ISSUED | 06/18/1970 | | |
| 737 S BROADWAY 90014 | AF 36741 | AFFIDAVIT MAINTENANCE OF BUILDING | ISSUED | 06/26/1970 | | |
| 737 S BROADWAY 5th floor 90014 | 22016-30000-02631 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 03/01/2023 | | Tenant improvement in existing office on the 5th filloor of 8 story building Scope of work to include new partitions to create new offices and conference room. No change in use. Interior work only. |
| 737 S BROADWAY KB 737 BLD 90014 | 11016-10000-18048 | BUILDING PERMIT BLDG-ALTER/REPAIR | ISSUED | 12/29/2011 | | INFILL OPENINGS ON 1ST & 2ND FLOOR IN FLOOR. |

Exhibit 4

Exhibit 4



City of Los Angeles

Department of City Planning

2/10/2025

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

737 S BROADWAY
739 S BROADWAY
741 S BROADWAY

ZIP CODES

90014

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2017-432-CPU
CPC-2017-2107-MSC
CPC-2014-2711-CDO-SN-ZC
CPC-2014-1582-CA
CPC-2013-3169
CPC-2012-1737-MSC
CPC-2010-213-CA
CPC-2009-874-CDO-ZC
CPC-2008-4504-MSC
CPC-2008-4503-CA
CPC-2008-4502-GPA
CPC-2008-2648-CPU
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2002-1128-CA
CPC-2001-4640-CRA
CPC-1986-606-GPC
CPC-1985-342-ZC
ORD-75667
ORD-188425
ORD-188418
ORD-187822-SA1390-A
ORD-184056
ORD-184055
ORD-180871
ORD-175038
ORD-164307-SA1875
ORD-137036
ORD-135901
ORD-129944
DIR-2014-4538-CDO
DIR-2014-2349-CDO
ZA-2002-4441-YV-SPP

Address/Legal Information

PIN Number 127-5A209 77
Lot/Parcel Area (Calculated) 10,126.0 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID E5
Assessor Parcel No. (APN) 5144014030
Tract HUBER TRACT
Map Reference M R 2-280
Block BLK 25
Lot 4
Arb (Lot Cut Reference) None
Map Sheet 127-5A209

Jurisdictional Information

Community Plan Area Downtown
Area Planning Commission Central APC
Neighborhood Council Downtown Los Angeles
Council District CD 14 - Ysabel Jurado
Census Tract # 2073.03000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [DM4-CHC1-5] [CX4-FA] [SN-CPIO-CDO]
Zoning Information (ZI)
ZI-2512 Housing Element Sites
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2408 Community Design Overlay: Broadway
ZI-2524 Community Plan Implementation Overlay: Downtown
ZI-2450 Downtown Streetcar
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2502 Broadway Theater and Commercial District
ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use Traditional Core
General Plan Note(s) None
Minimum Density Requirement No
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review Yes
HistoricPlacesLA Yes
Historic Preservation Overlay Zone None
Other Historic Designations Yes
Mills Act Contract None
CDO: Community Design Overlay Broadway
CPIO: Community Plan Imp. Overlay Downtown

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2017-433-EIR

ENV-2017-2108-CE

ENV-2014-4539-CE

ENV-2014-2712-MND

ENV-2014-2350-CE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2010-214-ND

ENV-2009-1487-ND

ENV-2008-4505-ND

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

ENV-2002-4442-CE

ENV-2002-1131-ND

ENV-2002-1130-ND

Subarea

Declaration of Kimberlina Whettam

Subarea A

Subarea D

Page 65 of 77

| | |
|---|---------------------------------|
| CPIO Historic Preservation Review | Yes |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| ASP: Alcohol Sales Program | Restaurant & Bar Nightlife Area |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | Historic Broadway |
| AB 2334: Low Vehicle Travel Area | Yes |
| AB 2097: Within a half mile of a Major Transit Stop | Yes |
| Streetscape | Broadway |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Medium-High |
| Non-Residential Market Area | Medium or High |
| Transit Oriented Communities (TOC) | Tier 3 |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | Not Eligible |
| Opportunity Corridors Incentive Area | Not Eligible |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | Low Resource |
| High Quality Transit Corridor (within 1/2 mile) | Yes |
| ED 1 Eligibility | Not Eligible |
| RPA: Redevelopment Project Area | None |
| Central City Parking | Yes |
| Downtown Parking | Yes |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 5144014030 |
| APN Area (Co. Public Works)* | 0.227 (ac) |
| Use Code | 1206 - Commercial - Store Combination - Store and Office Combination - 6 to 13 Stories |
| Assessed Land Val. | \$2,129,700 |
| Assessed Improvement Val. | \$3,371,120 |
| Last Owner Change | 03/04/2015 |
| Last Sale Amount | \$9 |
| Tax Rate Area | 13264 |
| Deed Ref No. (City Clerk) | 994818 |
| | 8-962 |
| | 300083 |
| | 1333587 |
| Building 1 | |
| Year Built | 1913 |
| Building Class | BXB |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 68,160.0 (sq ft) |

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building 2 No data for building 2
 Building 3 No data for building 3
 Building 4 No data for building 4
 Building 5 No data for building 5
 Rent Stabilization Ordinance (RSO) No [APN: 5144014030]
Declaration of Kimberlina Whettam Page 66 of 77

Additional Information

| | |
|---|---------------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | Yes |
| Flood Zone | 500 Yr |
| Watercourse | No |
| Methane Hazard Site | Methane Buffer Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| Sea Level Rise Area | No |
| Oil Well Adjacency | No |

Environmental

| | |
|-------------------------------|------|
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |

Seismic Hazards

| | |
|--------------------------------------|---------------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.78940152 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |

Economic Development Areas

| | |
|---|-----------------------------------|
| Business Improvement District | HISTORIC CORE |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | LOS ANGELES STATE ENTERPRISE ZONE |

Housing

| | |
|-------------------------|--------------------------------|
| Direct all Inquiries to | Los Angeles Housing Department |
|-------------------------|--------------------------------|

Telephone: (866) 557-3688
Website: https://housing.lacity.org
Declaration of Kimberlina Whettam Page 67 of 77

| | |
|---------------------------------------|----------------------------|
| Rent Stabilization Ordinance (RSO) | No [APN: 5144014030] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 2.71 Units, Above Moderate |
| Housing Use within Prior 5 Years | No |

Public Safety

Police Information

| | |
|--------------------|---------|
| Bureau | Central |
| Division / Station | Central |
| Reporting District | 163 |

Fire Information

| | |
|-----------------------------|---------|
| Bureau | Central |
| Battalion | 1 |
| District / Fire Station | 9 |
| Red Flag Restricted Parking | No |

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

| | |
|--------------------------|--|
| Case Number: | CPC-2018-6005-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | CPC-2017-432-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE |
| Case Number: | CPC-2017-2107-MS |
| Required Action(s): | MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.) |
| Project Descriptions(s): | DOWNTOWN DESIGN GUIDE UPDATE |
| Case Number: | CPC-2014-2711-CDO-SN-ZC |
| Required Action(s): | CDO-COMMUNITY DESIGN OVERLAY DISTRICT SN-SIGN DISTRICT ZC-ZONE CHANGE |
| Project Descriptions(s): | ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES. |
| Case Number: | CPC-2014-1582-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE |
| Case Number: | CPC-2013-3169 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | CPC-2012-1737-MS |
| Required Action(s): | MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.) |
| Project Descriptions(s): | BROADWAY STREETSCAPE PLAN |
| Case Number: | CPC-2010-213-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA. |
| Case Number: | CPC-2009-874-CDO-ZC |
| Required Action(s): | CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE |
| Project Descriptions(s): | PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY |
| Case Number: | CPC-2008-4504-MS |
| Required Action(s): | MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.) |
| Project Descriptions(s): | CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS |
| Case Number: | CPC-2008-4503-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS |
| Case Number: | CPC-2008-4502-GPA |
| Required Action(s): | GPA-GENERAL PLAN AMENDMENT |
| Project Descriptions(s): | CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS |
| Case Number: | CPC-2008-2648-CPU |

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|--------------------------|--|
| Required Action(s): | CPC-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM |
| Case Number: | CPC-2005-361-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA. |
| Case Number: | CPC-2005-1124-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES |
| Case Number: | CPC-2005-1122-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA |
| Case Number: | CPC-2002-1128-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | |
| Case Number: | CPC-2001-4640-CRA |
| Required Action(s): | CRA-COMMUNITY REDEVELOPMENT AGENCY |
| Project Descriptions(s): | |
| Case Number: | CPC-1986-606-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED |
| Case Number: | CPC-1985-342-ZC |
| Required Action(s): | ZC-ZONE CHANGE |
| Project Descriptions(s): | ZONE CHANGE FROM M2, C5 AND CM TO (Q)C4 |
| Case Number: | ORD-187822-SA1390-A |
| Required Action(s): | A-PRIVATE STREET MODIFICATIONS (1ST REQUEST) |
| Project Descriptions(s): | Data Not Available |
| Case Number: | DIR-2014-4538-CDO |
| Required Action(s): | CDO-COMMUNITY DESIGN OVERLAY DISTRICT |
| Project Descriptions(s): | PURSUANT TO SECTION 13.80, A CDO REVIEW AND APPROVAL FOR FAÇADE IMPROVEMENTS. |
| Case Number: | DIR-2014-2349-CDO |
| Required Action(s): | CDO-COMMUNITY DESIGN OVERLAY DISTRICT |
| Project Descriptions(s): | PURSUANT TO LAMC 13.08 THE APPLICANT REQUEST AN APPROVAL OF PLANS FOR THE EXTERIOR RENOVATION OF AN EXISTING COMMERCIAL BUILDING IN THE BROADWAY COMMUNITY DESIGN OVERLAY ZONE. |
| Case Number: | ZA-2002-4441-YV-SPP |
| Required Action(s): | YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE |
| Project Descriptions(s): | REQUEST FOR A NEW SINGLE-FAMILY DWELLING. |
| Case Number: | ENV-2019-4121-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2018-6006-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2017-433-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE |
| Case Number: | ENV-2017-2108-CE |

| | |
|--------------------------|--|
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | DOWNTOWN DESIGN GUIDE UPDATE |
| Case Number: | ENV-2014-4539-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | PURSUANT TO SECTION 13.80, A CDO REVIEW AND APPROVAL FOR FAÇADE IMPROVEMENTS. |
| Case Number: | ENV-2014-2712-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES. |
| Case Number: | ENV-2014-2350-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | PURSUANT TO LAMC 13.08 THE APPLICANT REQUEST AN APPROVAL OF PLANS FOR THE EXTERIOR RENOVATION OF AN EXISTING COMMERCIAL BUILDING IN THE BROADWAY COMMUNITY DESIGN OVERLAY ZONE. |
| Case Number: | ENV-2013-3392-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14. |
| Case Number: | ENV-2013-3170-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | ENV-2010-214-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA. |
| Case Number: | ENV-2009-1487-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY |
| Case Number: | ENV-2008-4505-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS |
| Case Number: | ENV-2005-362-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA. |
| Case Number: | ENV-2005-1125-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES |
| Case Number: | ENV-2005-1123-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA |
| Case Number: | ENV-2002-4442-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | REQUEST FOR A NEW SINGLE-FAMILY DWELLING. |
| Case Number: | ENV-2002-1131-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | |
| Case Number: | ENV-2002-1130-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | |

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://www.zimas.lacity.org)
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

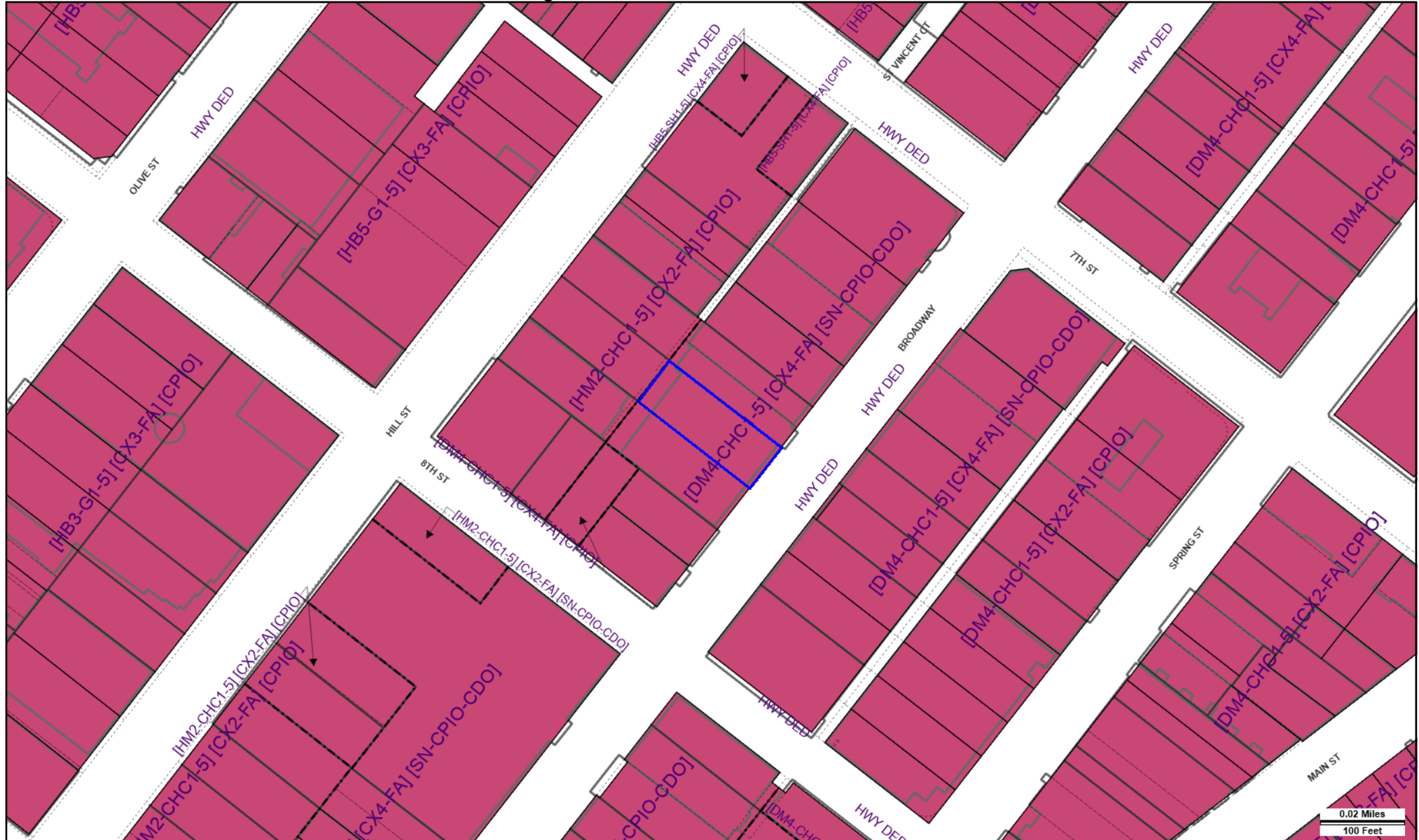
DATA NOT AVAILABLE

ORD-75667
ORD-188425
ORD-188418
ORD-184056
ORD-184055
ORD-180871
ORD-175038
ORD-164307-SA1875
ORD-137036
ORD-135901
ORD-129944

ZIMAS PUBLIC

Generalized Zoning

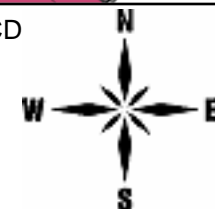
02/10/2025



Address: 737 S BROADWAY
APN: 5144014030
PIN #: 127-5A209 77

Tract: HUBER TRACT
Block: BLK 25
Lot: 4
Arb: None









Zoning: [DM4-CHC1-5] [CX4-FA] [SN-CPIO-CD]
General Plan: Traditional Core



KIMBERLINA-072

LEGEND

GENERALIZED ZONING

| | |
|--|---|
|  | OS, GW |
|  | A, RA |
|  | RE, RS, R1, RU, RZ, RW1 |
|  | R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP |
|  | CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU |
|  | CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI |
|  | P, PB |
|  | PF |

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





| | |
|--|---------------------------------------|
|  | Minimum Residential |
|  | Very Low / Very Low I Residential |
|  | Very Low II Residential |
|  | Low / Low I Residential |
|  | Low II Residential |
|  | Low Medium / Low Medium I Residential |
|  | Low Medium II Residential |
|  | Medium Residential |
|  | High Medium Residential |
|  | High Density Residential |
|  | Very High Medium Residential |

COMMERCIAL






| | |
|--|--|
|  | Limited Commercial |
|  | Limited Commercial - Mixed Medium Residential |
|  | Highway Oriented Commercial |
|  | Highway Oriented and Limited Commercial |
|  | Highway Oriented Commercial - Mixed Medium Residential |
|  | Neighborhood Office Commercial |
|  | Community Commercial |
|  | Community Commercial - Mixed High Residential |
|  | Regional Center Commercial |

FRAMEWORK

COMMERCIAL

| | |
|--|---------------------------|
|  | Neighborhood Commercial |
|  | General Commercial |
|  | Community Commercial |
|  | Regional Mixed Commercial |






INDUSTRIAL

| | |
|---|--------------------------|
|  | Commercial Manufacturing |
|  | Limited Manufacturing |
|  | Light Manufacturing |
|  | Heavy Manufacturing |
|  | Hybrid Industrial |




PARKING

| | |
|---|----------------|
|  | Parking Buffer |
|---|----------------|






PORT OF LOS ANGELES

| | |
|---|--|
|  | General / Bulk Cargo - Non Hazardous (Industrial / Commercial) |
|  | General / Bulk Cargo - Hazard |
|  | Commercial Fishing |
|  | Recreation and Commercial |
|  | Intermodal Container Transfer Facility Site |



LOS ANGELES INTERNATIONAL AIRPORT

| | |
|---|---|
|  | Airport Landside / Airport Landside Support |
|  | Airport Airside |
|  | LAX Airport Northside |

OPEN SPACE / PUBLIC FACILITIES




















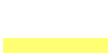





| | |
|---|----------------------------------|
|  | Open Space |
|  | Public / Open Space |
|  | Public / Quasi-Public Open Space |
|  | Other Public Open Space |
|  | Public Facilities |

INDUSTRIAL

| | |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial |

CHAPTER 1A LEGEND

General Plan Designation
































| | | | | | |
|--|---------------------------------|---|------------------------------|---|------------------------------|
|  | Transit Core |  | Medium Residential |  | Agriculture |
|  | Traditional Core |  | Low Neighborhood Residential |  | Hybrid Industrial |
|  | Regional Center |  | Low Medium Residential |  | Markets |
|  | High Residential |  | Low Residential |  | Light Industrial |
|  | Community Center |  | Compact Residential |  | Production |
|  | Village |  | Very Low Residential |  | Industrial |
|  | Neighborhood Center |  | Minimum Residential |  | Open Space |
|  | Medium Neighborhood Residential |  | |  | Public Facilities |
| | | | |  | Public Facilities - Freeways |

Zone Use Districts






| | | | | | |
|--|-----------------------------|---|-------------------|--|------------------|
|  | Open Space |  | Residential-Mixed |  | Industrial-Mixed |
|  | Agricultural |  | Commercial |  | Public |
|  | Residential Single Family |  | Commercial-Mixed |  | Freeway |
|  | Residential Multiple Family |  | Industrial | | |

CIRCULATION





































STREET

| | | | |
|---|----------------------------------|---|---------------------------------|
|  | Arterial Mountain Road |  | Major Scenic Highway |
|  | Collector Scenic Street |  | Major Scenic Highway (Modified) |
|  | Collector Street |  | Major Scenic Highway II |
|  | Collector Street (Hillside) |  | Mountain Collector Street |
|  | Collector Street (Modified) |  | Park Road |
|  | Collector Street (Proposed) |  | Parkway |
|  | Country Road |  | Principal Major Highway |
|  | Divided Major Highway II |  | Private Street |
|  | Divided Secondary Scenic Highway |  | Scenic Divided Major Highway II |
|  | Local Scenic Road |  | Scenic Park |
|  | Local Street |  | Scenic Parkway |
|  | Major Highway (Modified) |  | Secondary Highway |
|  | Major Highway I |  | Secondary Highway (Modified) |
|  | Major Highway II |  | Secondary Scenic Highway |
|  | Major Highway II (Modified) |  | Special Collector Street |
| | |  | Super Major Highway |




FREEWAYS






















| | |
|---|------------------------|
|  | Freeway |
|  | Interchange |
|  | On-Ramp / Off- Ramp |
|  | Railroad |
|  | Scenic Freeway Highway |

MISC. LINES





| | | | |
|---|--------------------------------------|---|-------------------------------------|
|  | Airport Boundary |  | MSA Desirable Open Space |
|  | Bus Line |  | Major Scenic Controls |
|  | Coastal Zone Boundary |  | Multi-Purpose Trail |
|  | Coastline Boundary |  | Natural Resource Reserve |
|  | Collector Scenic Street (Proposed) |  | Park Road |
|  | Commercial Areas |  | Park Road (Proposed) |
|  | Commercial Center |  | Quasi-Public |
|  | Community Redevelopment Project Area |  | Rapid Transit Line |
|  | Country Road |  | Residential Planned Development |
|  | DWP Power Lines |  | Scenic Highway (Obsolete) |
|  | Desirable Open Space |  | Secondary Scenic Controls |
|  | Detached Single Family House |  | Secondary Scenic Highway (Proposed) |
|  | Endangered Ridgeline |  | Site Boundary |
|  | Equestrian and/or Hiking Trail |  | Southern California Edison Power |
|  | Hiking Trail |  | Special Study Area |
|  | Historical Preservation |  | Specific Plan Area |
|  | Horsekeeping Area |  | Stagecoach Line |
|  | Local Street |  | Wildlife Corridor |

| | | |
|--|--|--|
|  Alternative Youth Hostel (Proposed) |  Horticultural Center |  Public Elementary School |
|  Animal Shelter |  Hospital |  Public Elementary School (Proposed) |
|  Area Library |  Hospital (Proposed) |  Public Golf Course |
|  Area Library (Proposed) | HW House of Worship |  Public Golf Course (Proposed) |
|  Bridge | e Important Ecological Area |  Public Housing |
|  Campground |  Important Ecological Area (Proposed) |  Public Housing (Proposed Expansion) |
|  Campground (Proposed) |  Interpretive Center (Proposed) |  Public Junior High School |
|  Cemetery |  Junior College |  Public Junior High School (Proposed) |
| HW Church |  MTA / Metrolink Station |  Public Middle School |
|  City Hall |  MTA Station |  Public Senior High School |
|  Community Center |  MTA Stop |  Public Senior High School (Proposed) |
|  Community Library | MWD MWD Headquarters |  Pumping Station |
|  Community Library (Proposed Expansion) |  Maintenance Yard |  Pumping Station (Proposed) |
|  Community Library (Proposed) |  Municipal Office Building |  Refuse Collection Center |
|  Community Park | P Municipal Parking lot |  Regional Library |
|  Community Park (Proposed Expansion) |  Neighborhood Park |  Regional Library (Proposed Expansion) |
|  Community Park (Proposed) |  Neighborhood Park (Proposed Expansion) |  Regional Library (Proposed) |
|  Community Transit Center |  Neighborhood Park (Proposed) |  Regional Park |
|  Convalescent Hospital |  Oil Collection Center |  Regional Park (Proposed) |
|  Correctional Facility |  Parking Enforcement | RPD Residential Plan Development |
|  Cultural / Historic Site (Proposed) |  Police Headquarters |  Scenic View Site |
|  Cultural / Historical Site |  Police Station |  Scenic View Site (Proposed) |
|  Cultural Arts Center |  Police Station (Proposed Expansion) |  School District Headquarters |
| DMV DMV Office |  Police Station (Proposed) |  School Unspecified Loc/Type (Proposed) |
| DWP DWP |  Police Training site |  Skill Center |
|  DWP Pumping Station | PO Post Office |  Social Services |
|  Equestrian Center |  Power Distribution Station |  Special Feature |
|  Fire Department Headquarters |  Power Distribution Station (Proposed) |  Special Recreation (a) |
|  Fire Station |  Power Receiving Station |  Special School Facility |
|  Fire Station (Proposed Expansion) |  Power Receiving Station (Proposed) |  Special School Facility (Proposed) |
|  Fire Station (Proposed) | C Private College |  Steam Plant |
|  Fire Supply & Maintenance | E Private Elementary School |  Surface Mining |
|  Fire Training Site |  Private Golf Course |  Trail & Assembly Area |
|  Fireboat Station |  Private Golf Course (Proposed) |  Trail & Assembly Area (Proposed) |
|  Health Center / Medical Facility | JH Private Junior High School | UTL Utility Yard |
|  Helistop | PS Private Pre-School |  Water Tank Reservoir |
|  Historic Monument |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor |
|  Historical / Cultural Monument | SH Private Senior High School |  Wildlife Preserve Gate |
|  Horsekeeping Area | SF Private Special School | |
|  Horsekeeping Area (Proposed) |  Public Elementary (Proposed Expansion) | |

 Existing School/Park Site  Planned School/Park Site  Inside 500 Ft. Buffer

| | | |
|---|--|--|
|  Aquatic Facilities |  Other Facilities |  Opportunity School |
|  Beaches |  Park / Recreation Centers |  Charter School |
|  Child Care Centers |  Parks |  Elementary School |
|  Dog Parks |  Performing / Visual Arts Centers |  Span School |
|  Golf Course |  Recreation Centers |  Special Education School |
|  Historic Sites |  Senior Citizen Centers |  High School |
|  Horticulture/Gardens | |  Middle School |
|  Skate Parks | |  Early Education Center |

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1  Tier 3
 Tier 2  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

| | | |
|---|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Wells - Active |
|  Building Outlines 2020 |  Tract Map |  Wells - Inactive |
|  Building Outlines 2017 |  Parcel Map | |